



**Fernhill**

*Ringwood Road, Stoney Cross, Lyndhurst, SO43 7GN*

**S P E N C E R S**  
NEW FOREST





# FERNHILL

STONEY CROSS • LYNDHURST

*Fernhill is a well-presented equestrian property located in the heart of the New Forest National Park, set within approximately 9 acres of garden and paddock land, with a modern spacious single storey one- bedroom annexe (Beecroft) and a range of outbuildings including stabling.*

*Located with direct forest access and with grazing rights, Fernhill provides a wonderful opportunity for forest living and is ideal for riding, walking or cycling. The house is surrounded by its grounds, giving seclusion and privacy.*

*Guide Price £1,750,000*





## The Property

A covered porch leads you into a welcoming hallway with access to all the downstairs accommodation and with stairs leading to the first floor. On the ground floor, a large double aspect sitting room has a brick-built fireplace with log burner, lovely views over the grounds and garden, and access to a separate study also with double aspect views. From the sitting room there are interconnecting doors to the dining room. This is on the south side of the house with lovely views towards the grounds and is accessed also from the main hallway giving the property a lovely flow.



A bright and airy kitchen with dining area at the east end of the house contains both low lying and eye level units, an electric Aga, in-built fridge, dishwasher and double sink unit, and has tiled flooring throughout. A set of French doors leads to a raised patio area and gardens. A useful utility room beside the kitchen contains a freezer, washing machine, tumble dryer, a cupboard with hot water tank, and ample space for boots and coats. The downstairs accommodation is completed with a downstairs WC.

Carpeted stairs from the hallway lead to the first-floor landing where all bedroom accommodation can be found. The principal bedroom sits at the west end of the house and has stunning views of the garden. It has built-in wardrobes and an ensuite bathroom. Beside the principal bedroom there is a sewing/dressing room and an airing cupboard completing the principal suite. The second double bedroom has an inbuilt dressing table and wardrobes. Bedrooms three and four both provide ample space for double beds. There is a family bathroom and separate WC.



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## Grounds & Gardens

A sweeping driveway with paddocks on either side leads you to the front of the property providing ample off-street parking and a double car port. A stable yard with three loose boxes and a haybarn is set back from the driveway which continues on past the garage. This provides a storeroom with workshop area and plenty of space for garden machinery. The track continues for approximately 50m alongside the largest of the paddocks to the one-bedroom accommodation.

At the rear of the main home is a lovely garden that is mostly laid to lawn interspersed with a range of ponds, plants and small trees. A raised patio area stretches the length of the house with a variety of French doors allowing for al fresco dining and giving views over the garden.



## Property Video

Point your camera at the QR code to view our professionally produced video.





# Fernhill, Ringwood Road, Stoney Cross, Lyndhurst, SO43



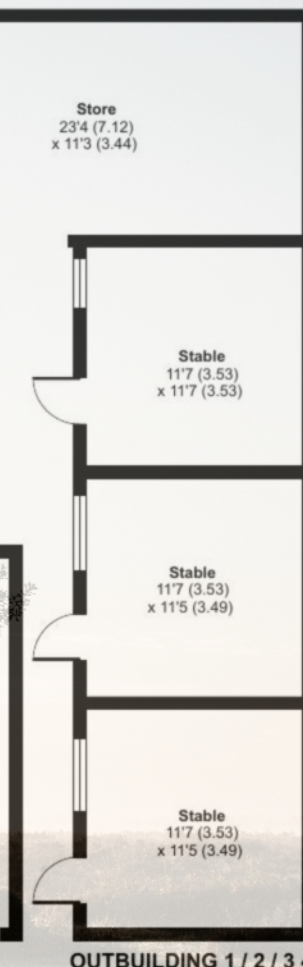
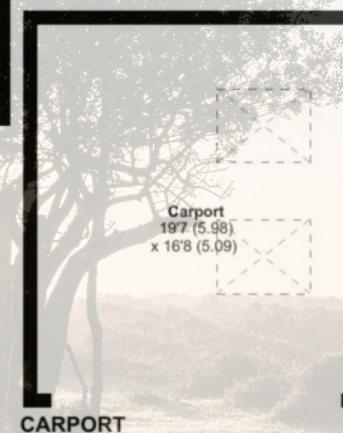
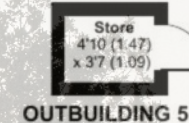
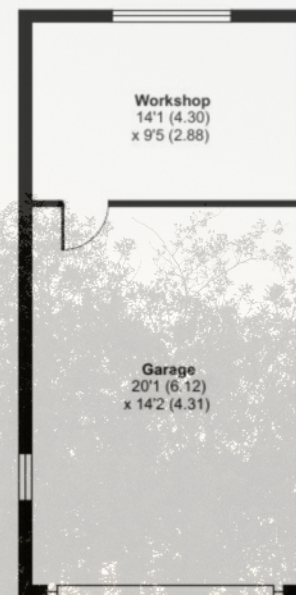
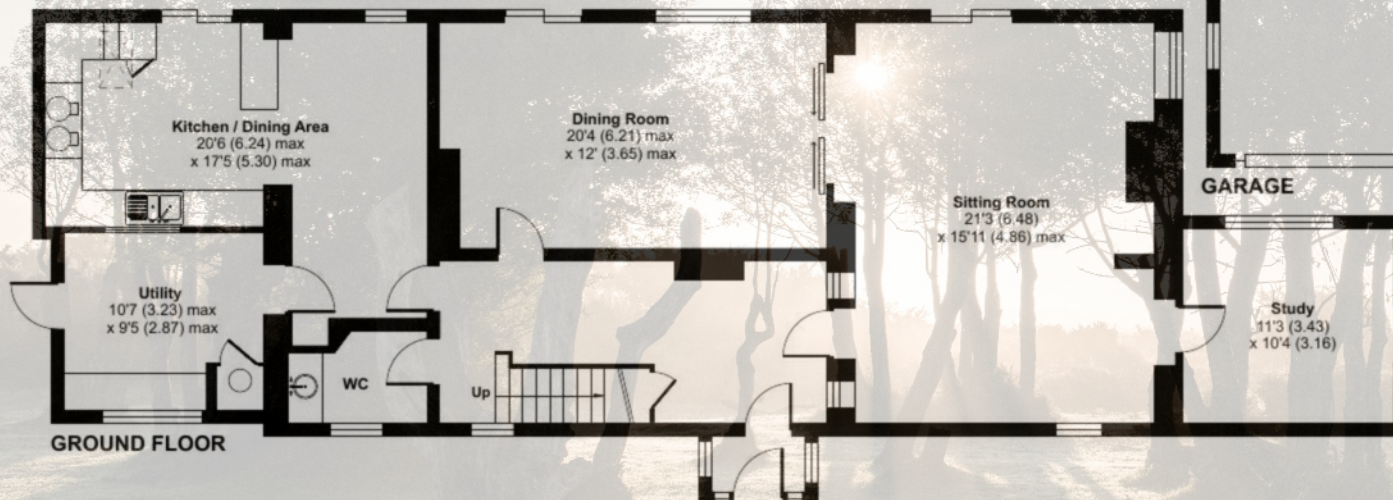
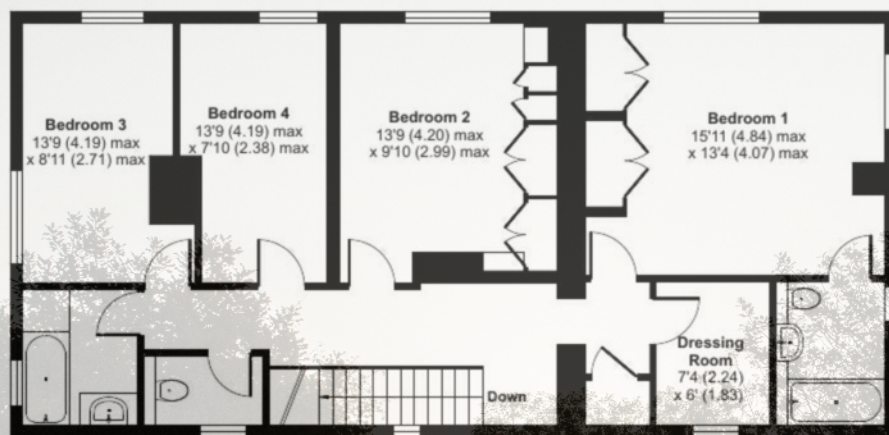
Approximate Area = 2353 sq ft / 218.6 sq m (excludes carport)

Garage = 422 sq ft / 39.2 sq m

Outbuildings = 680 sq ft / 63.1 sq m

Total = 3455 sq ft / 320.9 sq m

For identification only - Not to scale







## Beecroft

Beecroft is a lovely one-bedroom modern single storey building that sits peacefully away from the main home and at present provides income from holiday lets. It is equally suitable as family accommodation.

A brick-built porch gives access into a large open-plan living area and kitchen. The seating area gives spacious, relaxing accommodation with bi-fold doors opening up onto a large patio area with views to the paddock beyond. There is a brick-built fireplace with log burner. There is wood flooring throughout and space for a large dining table close to the kitchen. The kitchen is laid with tiled flooring and provides an array of low-lying storage units under a granite work surface with a built-in oven, fridge, induction hob, stainless-steel sink and dishwasher. A doorway leads from the kitchen into a utility room with storage units, integrated freezer, washing-machine and tumble-dryer, water-softener and a side door to the grounds.

At the west end of the property is a good-sized double bedroom with carpeted floor and built-in wardrobe units. The property is completed with a fully tiled bathroom and an airing cupboard.

Outside is an air-source heat pump which provides heat for water and under-floor heating.

## Grounds & Gardens

The grounds are mainly laid to grass with wild flowers and bushes. There is a large gravel parking area, and an outbuilding consisting of an implement store, two further stables, a lockable feed room/bicycle storage and a hay-barn.



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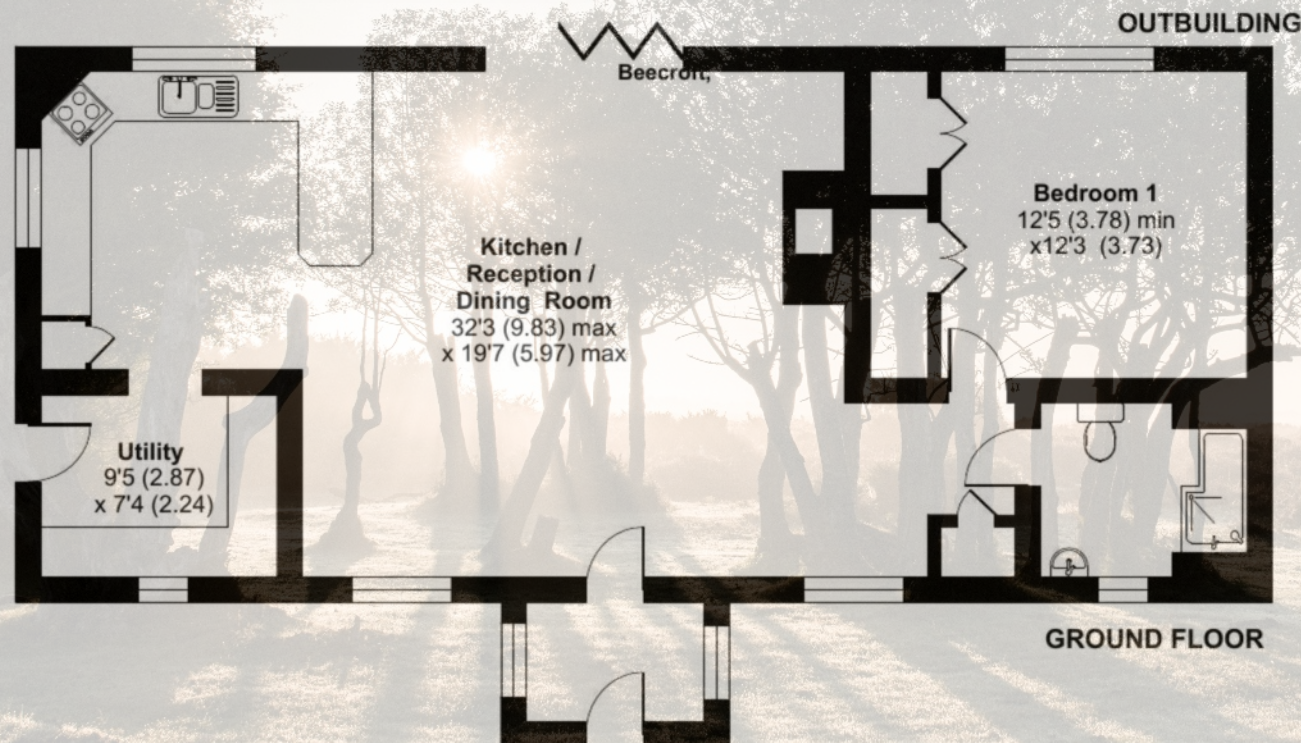
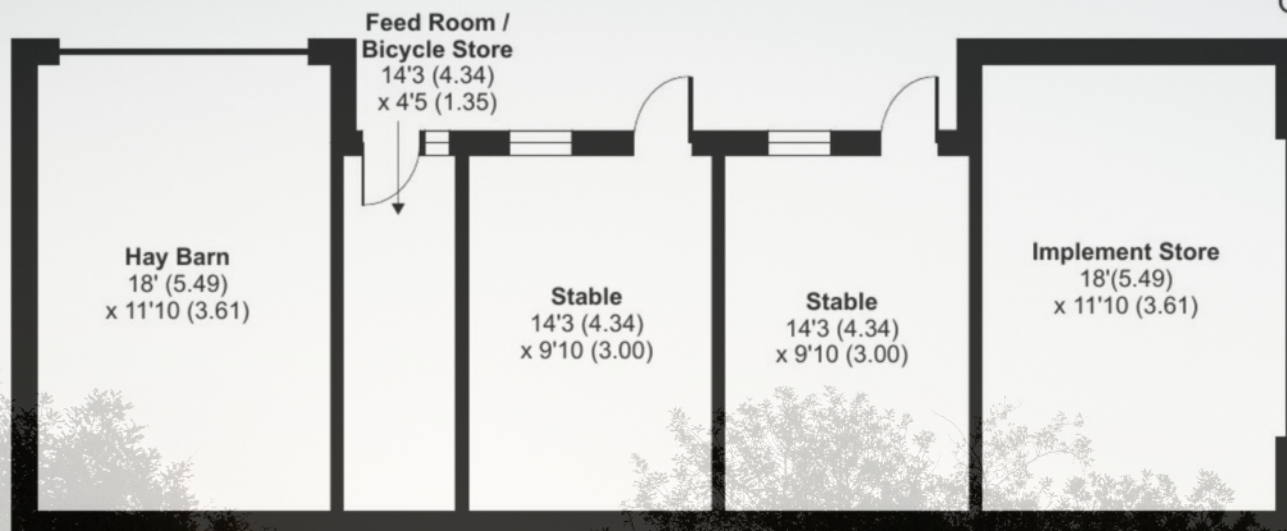
# Beecroft (Annexe), Ringwood Road, Stoney Cross, Lyndhurst, SO43

Approximate Area = 1028 sq ft / 95.5 sq m

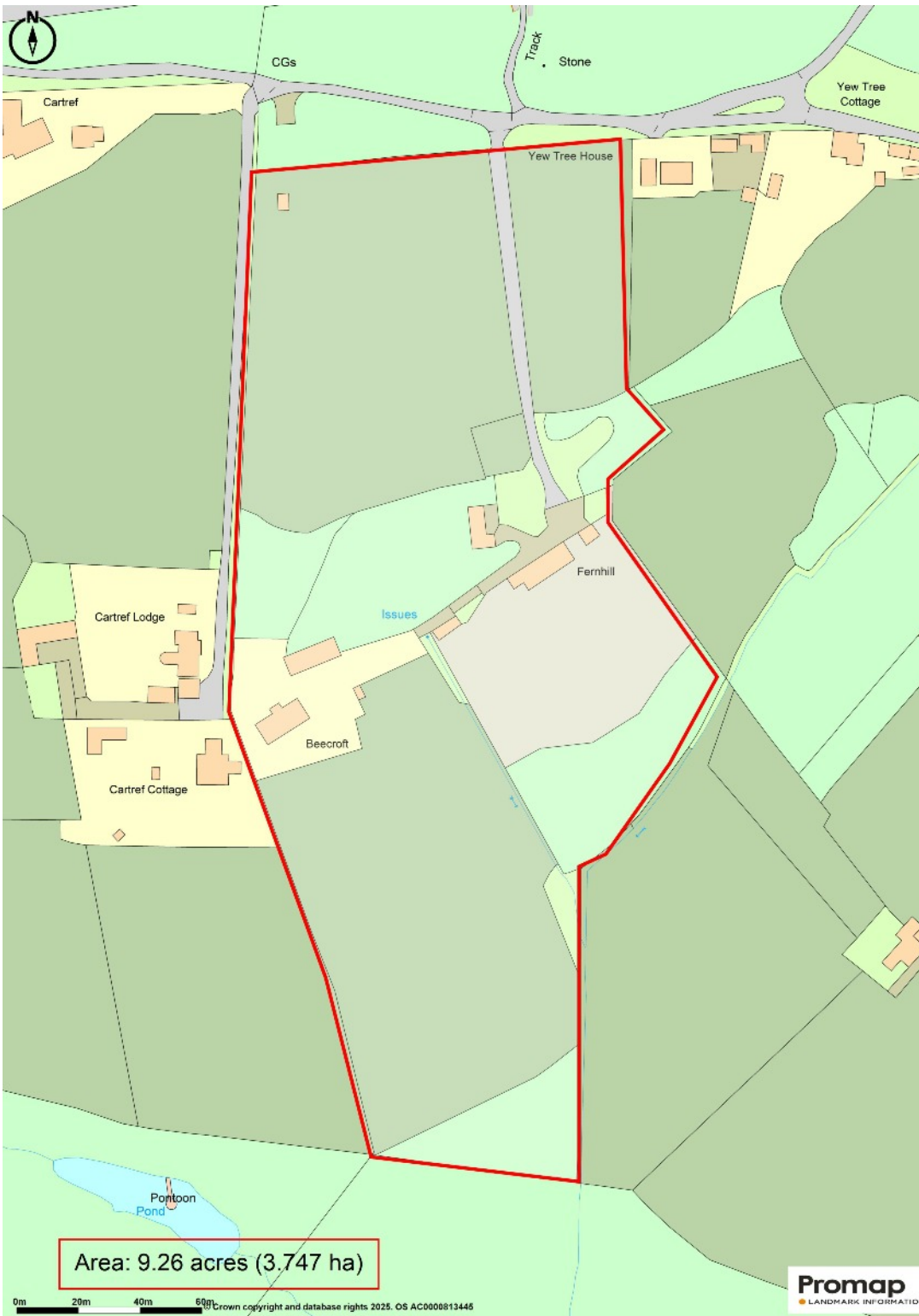
Outbuilding = 801 sq ft / 74.4 sq m

Total = 1829 sq ft / 169.9 sq m

For identification only - Not to scale







## Additional Information

### Fernhill

Tenure: Freehold  
Property Type: Detached  
Parking: Private driveway and garage

Council Tax Band: G  
Energy Performance Rating: C Current: 72 C Potential: 78 C

Services: Mains electricity and water  
Heating: Oil fired central heating  
Drainage: Private drainage (Septic Tank)  
Solar Panels support mains electricity

### Beecroft

Property Type: Detached  
Parking: Private gravel driveway for parking  
Energy Performance Rating: C Current: 77 C Potential: 86 B

Services: Mains electricity and water (Air Source Heat Pump)  
Drainage: Private drainage (Waste Water Treatment Plant)  
Electricity: Solar Panels support mains electricity and power the air source heat pump

### Directions

From the centre of Lyndhurst, head North on the A337. At the brow of a hill, turn left signposted Minstead and continue along this road for about 1 mile. Take the left hand turning immediately after the Minstead Village Hall and continue up 'School Lane' driving past Furzey Gardens for about 1.2km and the start to the driveway will be on the left hand side, namely, Fernhill.





## The Situation

Fernhill is situated on the westerly outskirts of the extremely popular and largely unspoilt village of Minstead, which in turn lies within the heart of the New Forest National Park. Stoney Cross is nearby and it is just a short walk to the renowned award-winning Furzey Gardens. Fernhill has direct access onto the open Forest for walking, horse-riding and cycling. The larger local centres include Lyndhurst, Brockenhurst, Lymington, and Romsey and Winchester is within easy driving distance. Here everyday requirements are readily available, together with a good selection of schools; access onto the A31 and the M27 coastal motorway are both within a short drive, providing first class communications to all parts of the country, including London via the M3 motorway and the South Coast, with its excellent aquatic pursuits and Channel ports, whilst Southampton and Bournemouth are home to international airports.

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for .





For more information or to arrange a viewing please contact us:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: [burley@spencersnewforest.com](mailto:burley@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)