



Rockbourne, Fordingbridge SP6 3NL

SPENCERS
NEW FOREST



A stunning 16th century thatched free house public inn, set in a beautiful village setting with excellent trip advisor reviews.

The current owners have been there 9 years with a good turnover. There is one bedroom accommodation and the property has been well maintained and recently re-thatched.

Attractive beer garden, customer parking and planning for 2 shepherds huts.





The Property

- A most attractive public bar with flagstone floors and original beamed ceilings
- An excellent range of wooden tables and chairs and a wooden bench seating all for 17 covers
- Stone fireplace, part wooden panelled walls. Large bar serving with beer pumps (on free loan), range of shelving, non slip floors, till system (on lease) stainless steel sink for wash up twin chiller, wine chiller, coffee grinder
- Restaurant, with wooden tables and chairs suitable for 25 covers
- Inglenook and original beamed ceiling
- Doors to ladies cloakroom, fully tiled two cubicles low flush WC wash hand basin hand dryer
- Connecting door through from public bar into gents cloakroom with urinals, a cubicle, low level WC, wash hand basin and hand dryer
- Prep area, with built in appliances which include micro-wave, counter, fridge and range of shelving, insect-o-cutor
- Door to store room chest freezer ice machine two upright fridges upright freezer
- Door to cellar
- Separate lobby with shelves and washing machine
- Store room with shelving, tumble dryer and two chest freezers
- Kitchen appliances include, dishwasher, glass washer, double bowl stainless steel sink unit, non-slip floor range of stainless steel tables wash hand basin paper towel dispenser
- Insector-o-cutor two microwaves 6 burner gas range with oven under eye level gas grille double deep fat fryer Lincat oven plate warmer
- Walk in chiller with shelves
- Owners accommodation consists of a lounge, a bedroom and bathroom
- Bathroom with overhead shower, low level WC and wash hand basin







Grounds & Gardens

Attractive beer gardens with lawns, hedging, well stocked flower beds and wooden benches for 50 covers as well as a seasonal gazebo

Car park to the rear of the property with parking for up to 24 cars, lock up storage shed with the further benefit of planning approved for two shepherds huts

Services

Energy Performance Rating: Grade II Listed

Drainage: Private

Heating: Oil Fired

OfCom Rating: 80 (Superfast)

Financial and Business Information available on request



Directions

Exit Ringwood along the A338 to Fordingbridge, go through the town bearing left after The George, continue out of the town taking you through Sandleheath

Turn right signposted Rockbourne, continue into the village and you will come to the pub on your left



The River Avon



Fordingbridge Town Centre

The Situation

The Rose & Thistle occupies a substantial plot in Rockbourne, in the countryside of the sought-after Cranborne Chase and with the New Forest National Park close by. Rockbourne has a well-regarded primary school, a village hall and a popular pub. Fordingbridge is nearby a couple miles away. The A303 provides access to the south west and London, via the M3.

Points Of Interest

As the crow flies...

Fordingbridge	3.5 miles
The George Pub	3.5 miles
Salisbury	11.8 miles
Ringwood	9.7 miles
The Forres Sandle Manor School	2.7 miles
Fordingbridge Hospital	3 miles

Viewing

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 sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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

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