



Abbotswell Road, Blissford, Fordingbridge, SP6 2JF

SPENCERS
NEW FOREST





A stunning New Forest location for this four bedroom country home, which is set in approximately 2.21 acres of landscaped gardens and holding paddock with direct forest access.

Situated in the New Forest Hamlet of Blissford, this desirable home of late nineteenth century origins has been significantly extended to provide comfortable living accommodation and more recently this home has had recent refurbishment carried out both inside the property and also outside.

Further comprising private gardens, swimming pool, stable yard and numerous outbuildings, including a large two storey barn and a stunning summer house which is currently being used as ancillary accommodation.



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The Property

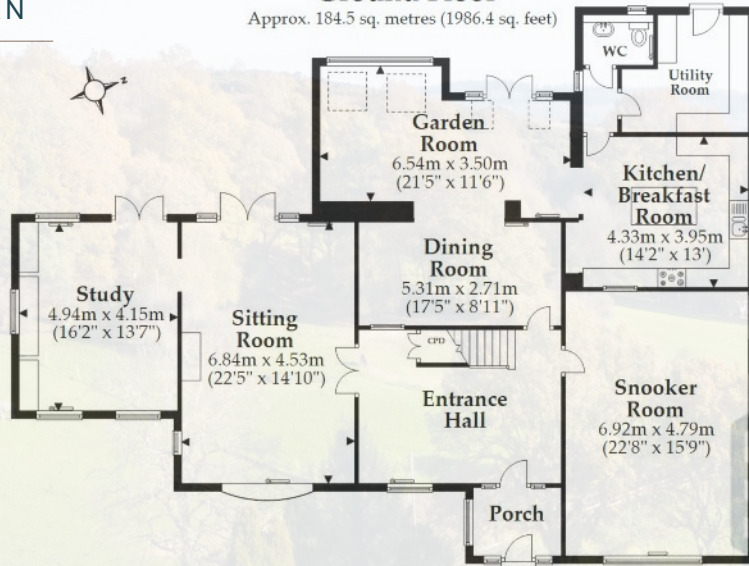
- Superb reception hall with oak floors and a hand-crafted oak staircase
- Elegant living room with a central fireplace housing a wood-burning stove
- Magnificent library/study featuring an impressive, vaulted ceiling, currently used as a dining room
- Open-plan kitchen/dining/sitting room which has been newly decorated throughout, with custom fitted blinds and chandeliers. These combining family rooms benefits from lovely views across the private gardens
- Fitted kitchen with newly fitted quartz work-tops, comprising an electric 5 ring hob, two electric ovens, dishwasher, wine fridge and American style Fridge/Freezer
- A newly refurbished Cloakroom and separate utility room with attractive porcelain tiled floors, built in cupboards and a Belfast sink, space and plumbing for washing machine and tumble dryer
- Impressive snooker/games room including a full sized snooker table
- Four first floor bedrooms, three with built in wardrobes
- A generous master suite comprising a walk-in dressing room adjoining a spacious en-suite bathroom, with panelled bath, large shower cubicle, twin wash basins, close-coupled WC and bidet



FLOOR PLAN

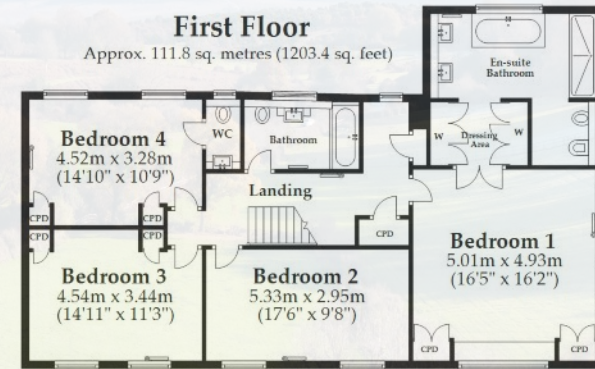
Ground Floor

Approx. 184.5 sq. metres (1986.4 sq. feet)



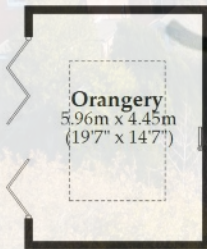
First Floor

Approx. 111.8 sq. metres (1203.4 sq. feet)



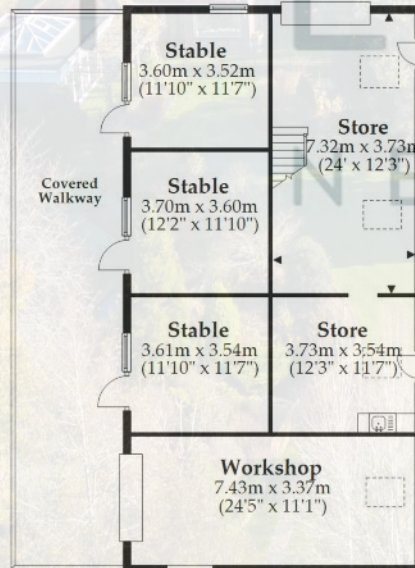
Orangery

Approx. 26.5 sq. metres (285.5 sq. feet)



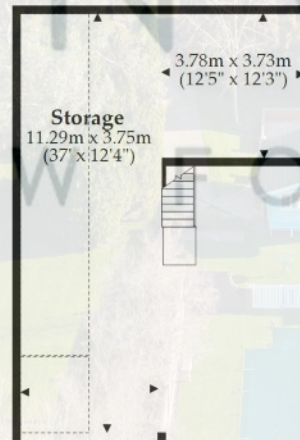
Barn Ground Floor

Approx. 107.3 sq. metres (1154.4 sq. feet)



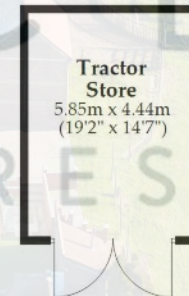
Barn First Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



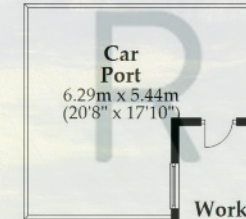
Outbuilding

Approx. 26.0 sq. metres (279.6 sq. feet)



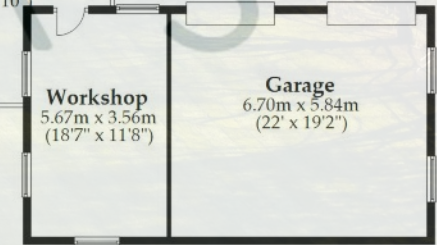
Car Port

6.29m x 5.44m
(20'8" x 17'10")



Outbuilding

Approx. 59.9 sq. metres (644.7 sq. feet)

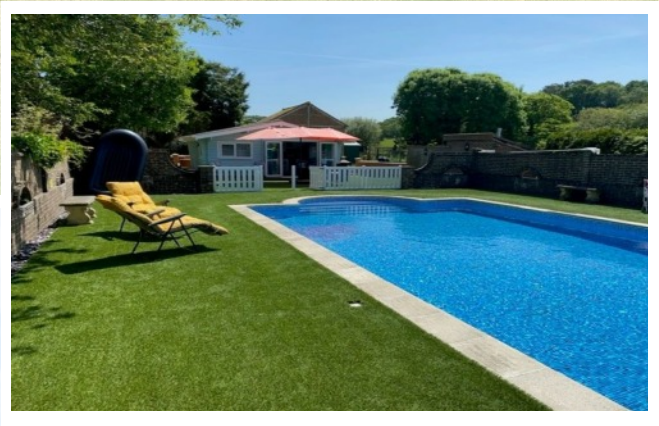


Total area: approx. 572.8 sq. metres (6165.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood







Grounds & Gardens

The property is approached through an electric five bar gate to a gravel parking area and double garage - with adjoining workshop and covered area. A five-bar gate gives access to the stable yard which comprises: a barn with stairs to a second floor; three loose boxes and a large tack room, with power supply, water and covered area; and a useful tractor shed for the storage of garden machinery.

The landscaped rear gardens are beautifully arranged and planted with an abundance of specimen plants, trees and shrubs which include Liquid Amber, Azalia Wisteria, Silver Birch and a large pond featuring a waterfall. Immediately adjacent to the house is a raised terrace with access to a detached, centrally-heated garden room/studio with roof lantern. A separate Knot garden and entertaining area includes an outdoor, self contained heated pool and summerhouse/changing rooms, which have been newly renovated. Furthermore, there is a productive vegetable garden and greenhouses.

There is an additional 1 acre of flat grazing land which makes an ideal turnout paddock. The stable also via permitted development could be

The Situation

This desirable home is located in the beautiful hamlet of Blissford, just 1.3 miles from the quaint town of Fordingbridge, within the parish of Hyde, comprising a village hall, primary school, church and excellent local pub The Forrester's Arms. The market town of Ringwood is a short drive away, offering a superb range of shops, boutiques cafes and restaurants as well as good access via the A31 to both Bournemouth and Southampton.

The village of Frogham forms part of the New Forest National Park, which offers 140,000 acres of open heath and woodland; perfect for outdoor pursuits including walking, riding. The larger city of Salisbury is approximately 8 miles away, offering a mainline railway station running to London Waterloo in just under 90 minutes. There are excellent schools, both state and private, in the area. The nearest airports are Hurn (Bournemouth) and Eastleigh (Southampton).



Surrounding Forest



Fordingbridge



Ringwood



Moyles Court School

Services

Energy Performance Rating: E

Council Tax band: G

Private drainage and oil fired central heating

Directions

Exit Ringwood along the A338 heading north towards Fordingbridge. Proceed for approximately 6 miles and turn right into Lawrence Lane, signposted to North Gorley. Turn left at the end of this road taking you through North Gorley and past the Royal Oak pub. At the end of the lane turn right and continue up the hill, past the School, until you reach the crossroads at Blissford Hill. Proceed ahead at the crossroads. At the end of this road turn right and you will come to the property on your right hand side.

Points Of Interest

As the crow flies...

Fordingbridge	2.3 miles
Moyles Court School	5 miles
The Royal Oak Pub	1.7 miles
Ringwood	6.6 miles
Moors Valley Country Park	9.6 miles
Salisbury	12 miles

Viewing

By prior appointment only with the vendor's selling 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 for 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



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

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