



*North Gorley, Fordingbridge, SP6 2PD*

SPENCERS  
NEW FOREST





**A double fronted late Victorian farmhouse situated in the New Forest National Park perfectly positioned in grounds and paddocks amounting to almost 6 acres.**

**This desirable home also offers a large commercial courtyard with numerous outbuildings ideally suited for storage and offices and offers a dual purpose property for use as commercial residential and for equestrian.**



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## The Property

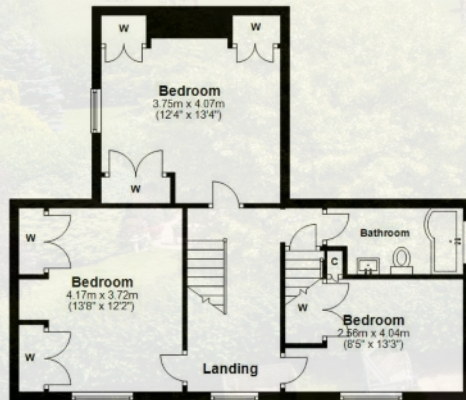
- The ground floor features an attractive living room with an open fireplace with a built-in wood burning stove
- The study also would work very well as a fourth bedroom with access to a ground floor bathroom
- The open plan kitchen is split level with a separate dining area and is fitted with an excellent range of built in base, wall and drawer units bi-fold doors open out onto the adjacent terrace
- The oil fired Raeburn also supplies the central heating to the house and there is space for an oven and hob with a built in extractor above
- The separate utility room provides space for a fridge/freezer, space and plumbing for washing machine
- Snug with impressive, vaulted ceiling, built in window seat and part panelled walls attractively tiled floors
- Ground floor bathroom with rolled edge bath, pedestal wash hand basin shower cubicle separate cloakroom
- Conservatory with tiled floors
- Stairs to first floor accommodation which comprises three bedrooms with built in wardrobes and all benefit from stunning views of the surrounding countryside
- Family bathroom with a modern three piece suite including a panelled bath with shower over the bath and screen, attractively tiled floors and fully tiled walls

# FLOOR PLAN

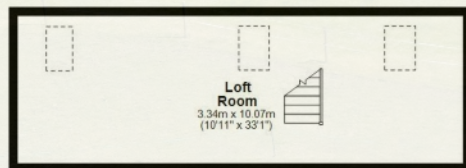
**Ground Floor**  
Approx. 131.2 sq. metres (1412.1 sq. feet)



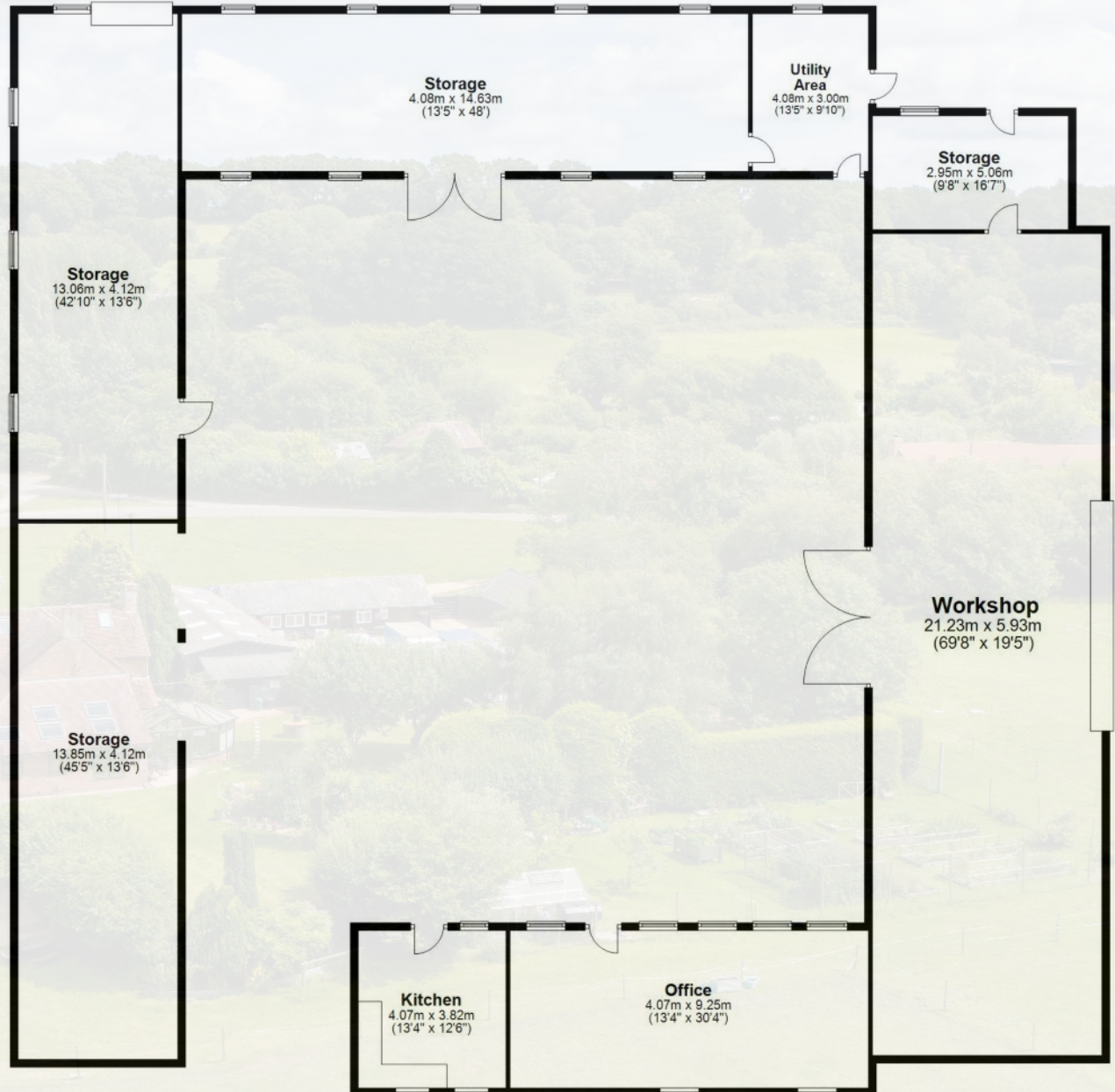
**First Floor**  
Approx. 59.8 sq. metres (644.0 sq. feet)



**Second Floor**  
Approx. 33.6 sq. metres (362.2 sq. feet)



**Outbuildings**  
Approx. 379.4 sq. metres (4083.6 sq. feet)



Total area: approx. 604.0 sq. metres (6501.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.  
Plan produced using PlanIt.









## Grounds & Gardens

The property has three entrances, the main entrance is along a forest lane leading to a five bar gate into a gravelled parking forecourt for several vehicles.

The front lawns are enclosed by mature evergreen trees, hedges, and summerhouse.

The rear gardens mainly consist of wide sweeping lawns with attractive flowering borders and some individual trees.

A large split level stone paved terrace with an arbour, perfect for alfresco dining, being adjacent to the dining room and kitchen.

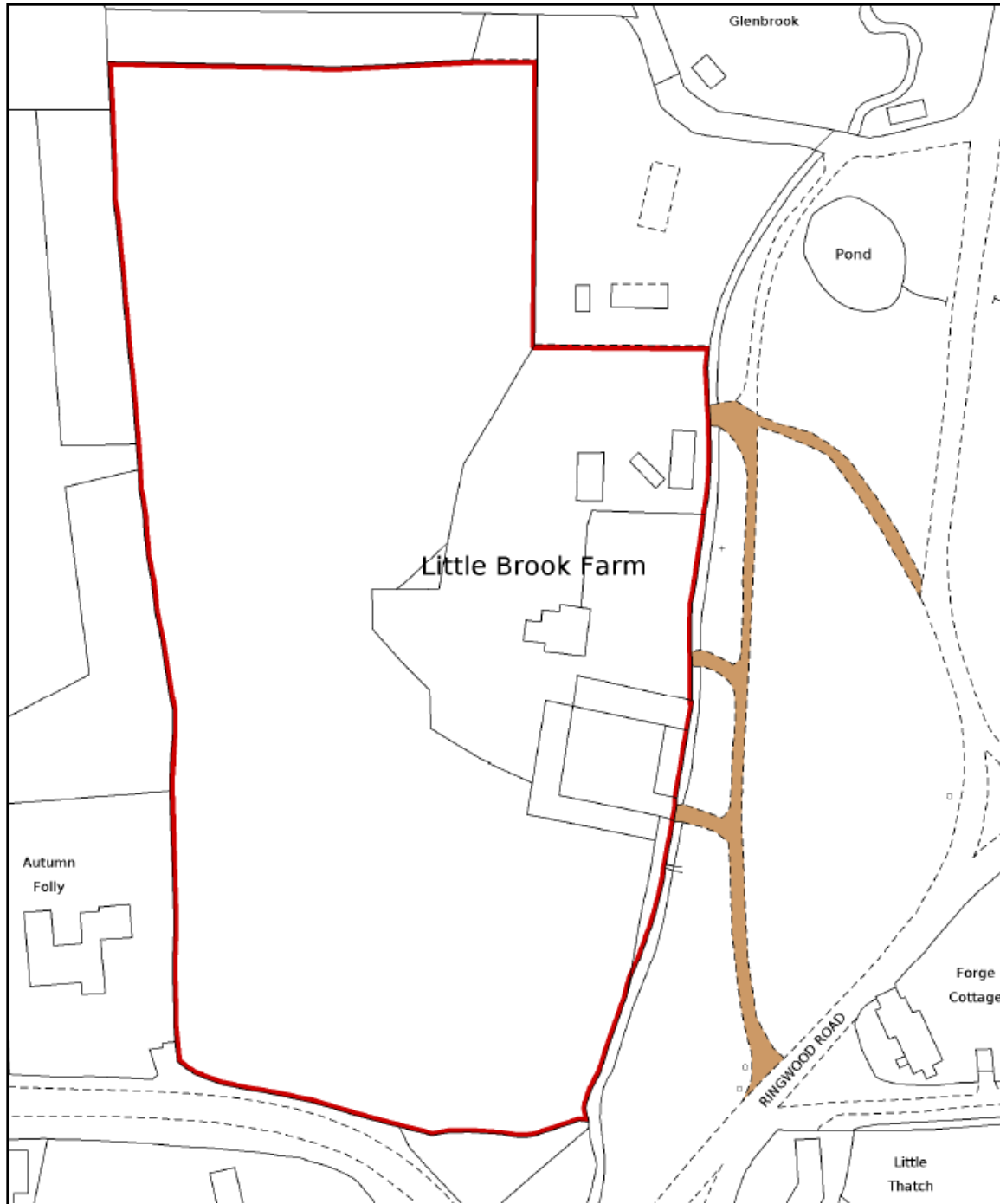
To the rear of the gardens are the paddocks which have been split into three separate paddocks, large two bay field shelter and barn. There is a separate entrance from the paddocks via a gate out into the adjacent forest.

The yard comprises of several large outbuildings which are currently being used as offices and for storage. The large outbuilding is substantial and is suitable for use as work shop or for agricultural storage.

A large office which also includes a separate kitchen area, two further outbuildings currently being used as storage.

The yard has its own separate access via a large gate, there is a generous area for parking large vehicles within the confines of the yard.





## The Situation

The quiet hamlet of North Gorley and situated in an enviable position within the magnificent New Forest National Park. Offering excellent access to great dog walking, cycling and horse riding on the nearby Gorley Common, a perfect spot for outdoor pursuits, set in a peaceful community. Nearby is a local farm shop, and the popular Royal Oak Public House. The market town of Ringwood is approximately 4 miles away comprising a wide variety of shops, cafes, restaurants, leisure facilities and excellent schooling. The quaint town of Fordingbridge is approximately 2 miles away also offering superb facilities, and the historic city of Salisbury approximately 10 miles north. For commuters, the easily accessed A338 provides links to the larger towns of Bournemouth and Christchurch and the A31 links to the M27 to Southampton.

## Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road continue past the Old Beams and after two bends in the road you will see the sign for North Gorley, turn right here into Lawrence lane, continue until the end and turn left and then shortly left again into a gravel track leading to the property.

## Services

Energy Performance Rating: TBC

Council Tax Band: G

Available download speeds of 80 Mbps (Superfast) (Ofcom)

Drainage: Septic Tank

Heating & Water: Oil fired central heating via Raeburn and Mains water

## 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 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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