



*Fritham, Lyndhurst, SO43 7HH*

SPENCERS  
NEW FOREST





A marvellous opportunity to acquire a character cottage positioned on the open New Forest location of Fritham, offering panoramic views across and towards Janesmoor Plain. The property poses great potential to improve and modify in order to maximise the value of such a blue chip location. Externally, the property positions itself centrally within its grounds and benefits from a link detached potting shed as well as a detached double garage. Low level period brick wall and wrought iron railings enclose the front boundary.







## The Property

A solid panel front door opens into a large and spacious hallway proving access into:-

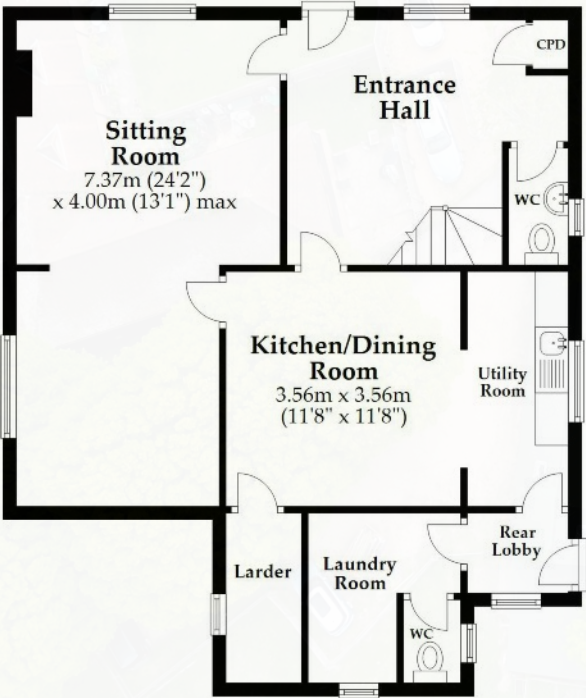
- Ground floor WC
- Front to back sitting room with feature fireplace and characterful exposed brickwork. The room is complemented by dual aspect windows incorporating low level views across Janesmoor Plain.
- Large kitchen area with ample low and high level cupboard space and an exposed brick cooking area, ideal for a Rangemaster style cooker.
- The kitchen area provides access to secondary rear hallway, further proving access to a laundry room.
- The utility room is also positioned to the rear of the kitchen space.
- Upstairs, there are impressive bedroom spaces, all benefitting from un-interrupted forest views.
- The family bathroom to the first floor is of great proportion, benefitting from a bath and separate shower cubicle.

Externally, the property benefits from a quaint and picturesque garden that is mainly laid to lawn but comprises an array of planted bedding to the borders. To the left hand side of the plot, there is a large, double, Marley style garage. The rear of the plot comprises a lean-to style potting shed.

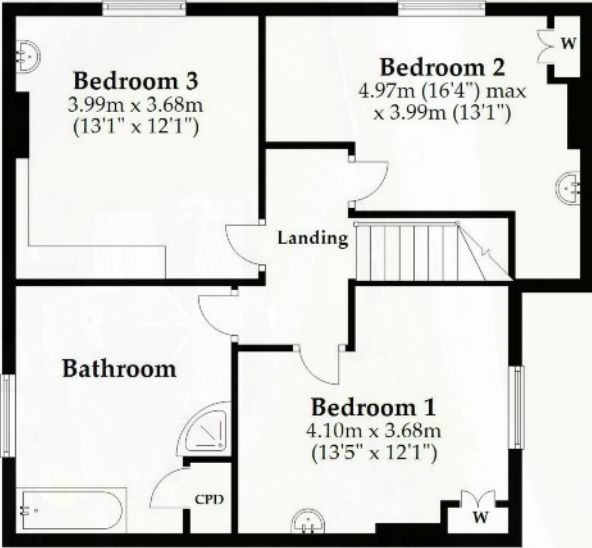
# FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

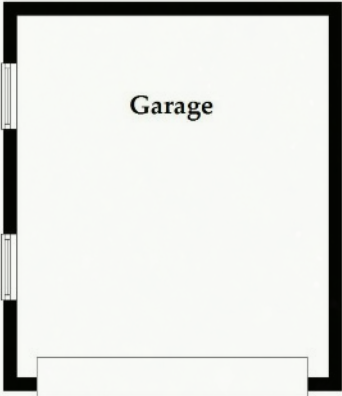
## Ground Floor



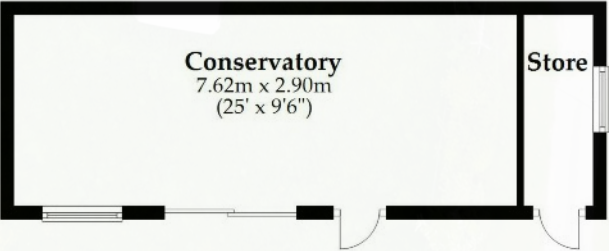
## First Floor



## Garage



## Outbuilding















The Royal Oak Pub



The New Forest



Moyles Court School

## The Local Area

Moor Cottage lies at the heart of the ancient village of Fritham, a designated Conservation Area entirely surrounded by the New Forest National Park. The property itself enjoys far-fetched views across the New Forest and has access to the numerous walks around the parish.

Whilst Moor Cottage is set in a delightful country position, the property is by no means remote. The highly regarded school of Embley is just a 15-minute drive away as well as several other schools such as Moyles Court, King Edward VI in Southampton and the Grammar schools of Salisbury.

Junction 1 of the M27 is under 4 miles away and links to the M3 for London and Winchester. The cathedral city of Salisbury (14 miles) and the market town of Romsey (9 miles) are easily accessible, as is Southampton city centre (15 miles). From the central railway station London Waterloo is about 80 minutes, with an alternative journey time of around 70 minutes from Southampton Airport Parkway (16 miles).

## Direction

From our Ringwood Office, proceed eastbound on the A31 for 8 miles before turning left onto Forest Road with signs directing towards Fritham. Follow Forest Road for approximately 1.8 miles of which the property will be situated and easily visible to a gravelled forest track on the left hand side.

## Services

Drainage: Private

Heating: Oil

Council Tax Band: G

EPC: F

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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