



Old Farm

*Cowpitts Lane, Ringwood, BH24 3JX*

SPENCERS









## The Property

Lovingly restored by the current owners, this exceptional Grade II listed detached farmhouse offers a rare opportunity to own a piece of history, refined for family living. Set within approximately three-quarters of an acre, the property seamlessly blends period charm with luxurious modern comforts, all in a picturesque and peaceful setting on the edge of the New Forest.

From the moment you step through the welcoming front porch, the attention to detail and warmth of the home are evident. A cosy lounge with a wood-burning stove invites you in, leading to a double-aspect sitting room featuring an elegant fireplace, perfect for relaxing evenings.

The true heart of the home is the spectacular kitchen/dining room, designed with vaulted ceilings, shaker-style cabinetry, Quartz worktops, and high-specification fitted appliances. This space flows effortlessly into the orangery, offering delightful garden views and ample room for entertaining or family gatherings.

Practicality meets comfort with a utility/boot room with garden access, a study ideal for home working and a contemporary downstairs shower room. A spacious fourth bedroom completes the ground floor, ideal for guests or multi-generational living.

The beautiful staircase leads upstairs to three generously sized bedrooms. The master suite boasts a double aspect, exposed beams, a private shower room and dressing area. The further two bedrooms are both spacious, one featuring built-in wardrobes and are served by a luxurious family bathroom with a freestanding bath.



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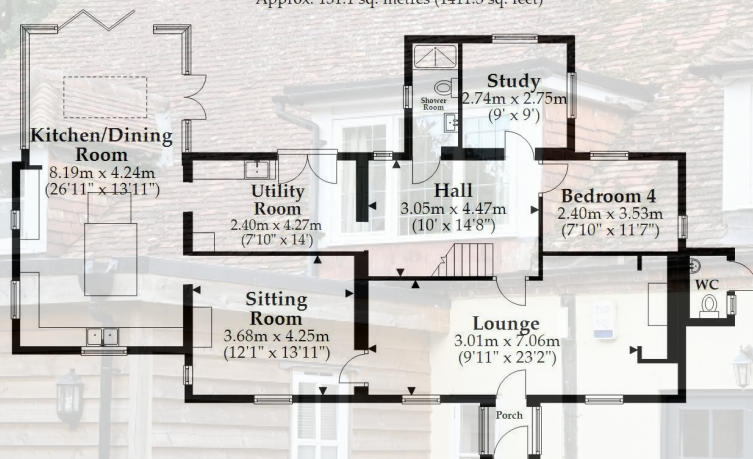




## FLOOR PLAN

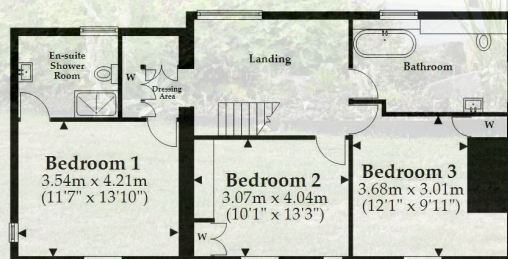
### Ground Floor

Approx. 131.1 sq. metres (1411.3 sq. feet)



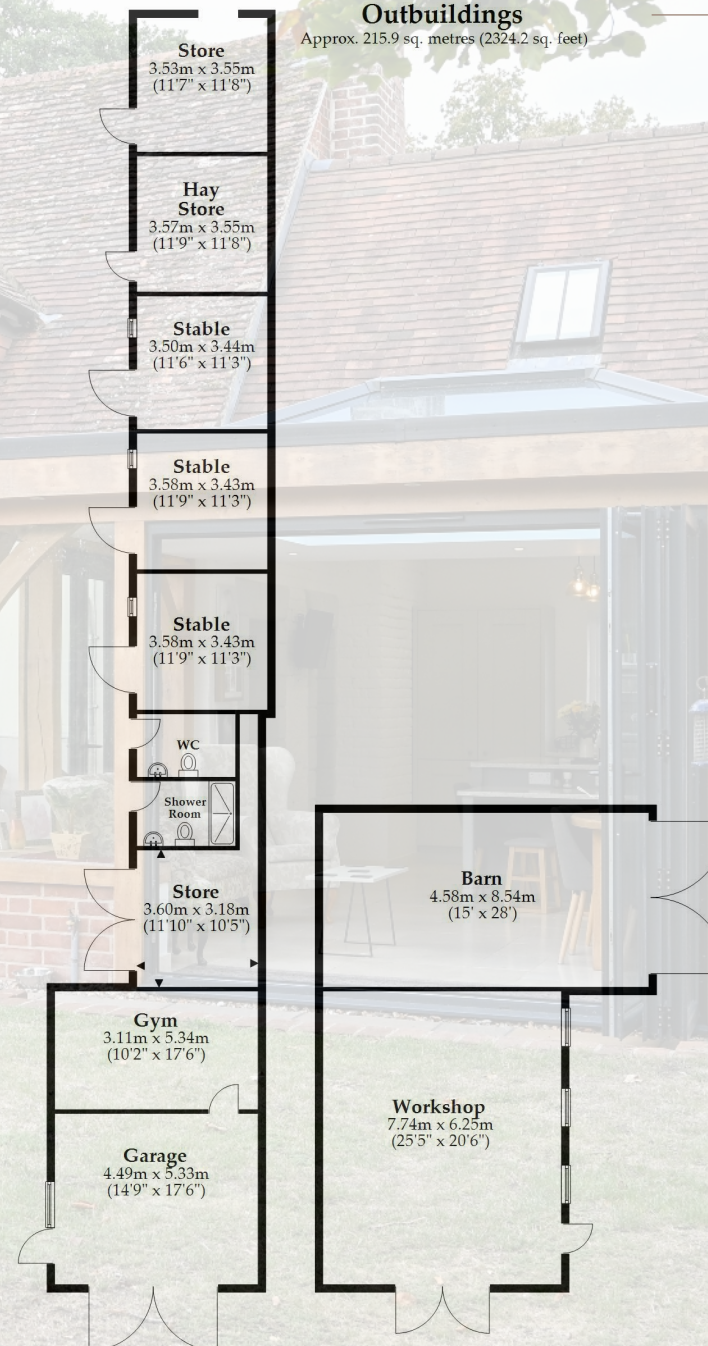
### First Floor

Approx. 77.7 sq. metres (836.3 sq. feet)



### Outbuildings

Approx. 215.9 sq. metres (2324.2 sq. feet)



Total area: approx. 424.7 sq. metres (4571.8 sq. feet)

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













## The Situation

The property occupies a substantial plot which is located within the beautiful New Forest National Park, with nearby access onto the open forest - offering thousands of acres of natural heath and woodland, ideal for riding, walking and cycling. The popular market town of Ringwood is approximately 1.3 miles away, providing an excellent range of high street and independent shops, boutiques, cafes and restaurants as well as supermarkets, two leisure centres and excellent state and private schooling. The easily accessible A31 offers routes to the large coastal towns of Bournemouth and Christchurch (approximately 12 miles south via the A338), and Southampton (approximately 18 miles east via the (M27). London is approximately 1.5 - 2 hours drive via the M3 heading north east. Locally, there are two of England's finest golf courses (Ferndown and Remedy Oak) and access to Yachting and Boating quays (Lymington). Southampton Airport Parkway Railway Station is easily accessible via A31/M27 and provides access to Waterloo within 1 hour. Bournemouth International Airport is conveniently located just 10 miles south of the property.

## Directions

Exit Ringwood off the main roundabout onto Southampton Road. Continue over the flyover staying on the same road and continue until you reach a roundabout adjacent to the White Hart Public House. Turn right here onto Gorley Road, continue along this road and just before you reach North Poulner Road on your left, turn right into Cowpitts Lane. The property can be found straight ahead of you on the corner.





## Outside

Outside, the landscaped gardens are a true highlight. A stone patio area seamlessly connects indoor and outdoor living, ideal for al fresco dining. The grounds include an array of outbuildings, including a garage with access to a home gym, two store rooms, a shower room, WC, three stables, a hay store, a workshop and a barn—perfect for equestrian use or hobbyists alike. The gardens also offer excellent potential for a caravan site business having previously been used for this. This includes electric hook-up and toilet/shower facilities. The whole plot is surrounded by a 6 ft closed board fence, hidden behind mature hedging for added privacy. The gardens are thoughtfully divided by a wooden fence, with the rear section laid to lawn, ideal for peaceful relaxation or for families to enjoy outdoor play and ball games.

## Additional Information

- Tenure: Freehold
- Grade II listed
- Council Tax Band: G
- Energy Performance Rating: C Current: 71C Potential: 81B
- Mains electricity, water and drainage
- Gas central heating
- Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)
- ADSL Copper-based phone landline
- Mobile Coverage: No known issues, please contact your provider for further clarity

## Important Notice

Spencers 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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