



Oakford

South Gorley, Ringwood, BH24 3NL

SPENCERS





A great opportunity to purchase this spacious, four bedroom property set on approximately a third of an acre plot.

This property has been sympathetically refurbished throughout and is situated in a sought after location in South Gorley within the cattle grid of the New Forest National Park.

The gardens are private and enjoy pleasant views across neighbouring paddock land.



The Property

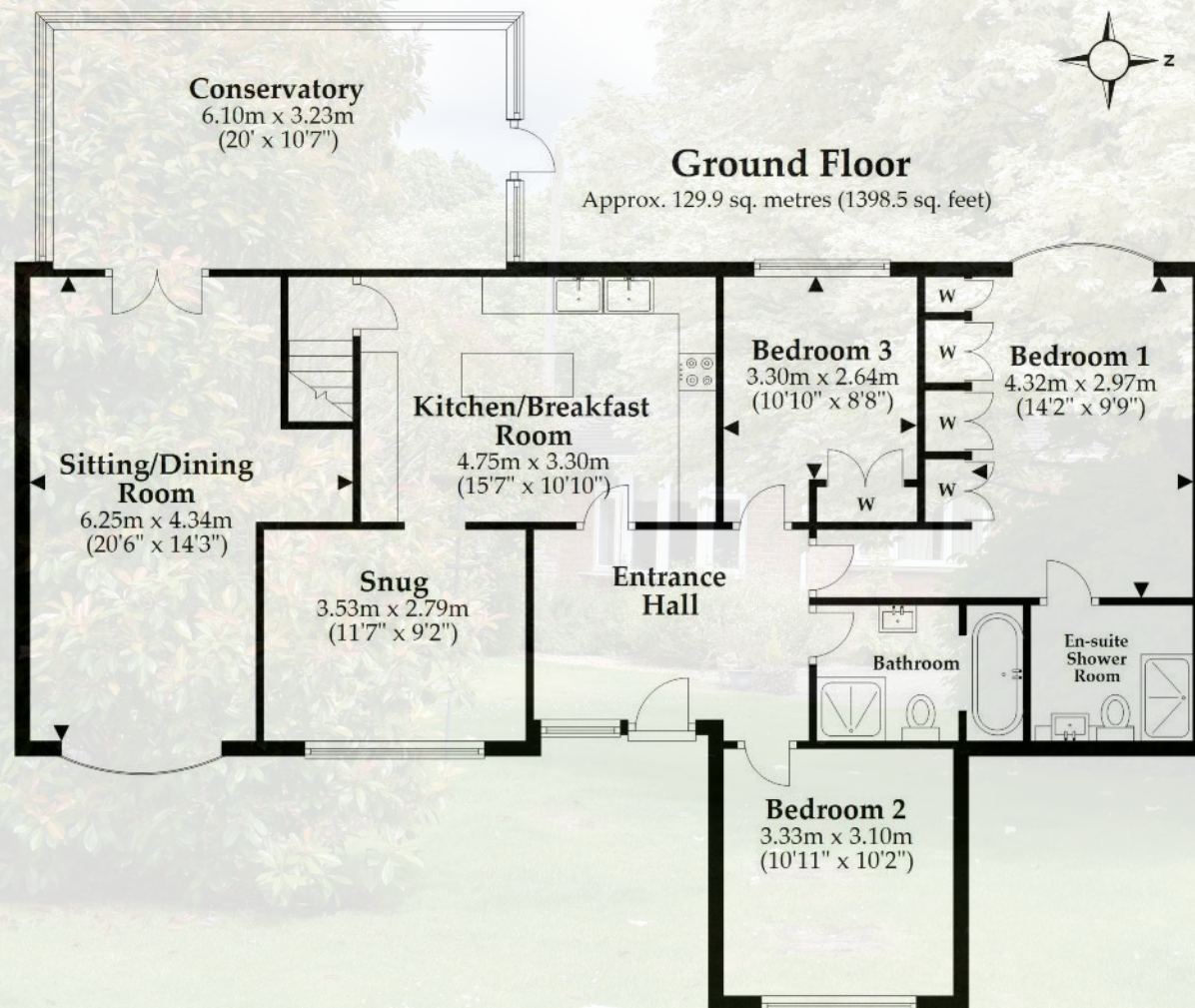
A bright and spacious entrance hallway provides access to:-

- A centralised kitchen fitted with shaker-style units and coordinating oak work surfaces and up stands, integrated dishwasher, space for a range cooker and fridge freezer, central quartz-topped breakfast bar with storage, Travertine floor tiles throughout. The kitchen provides access to a partially open snug area with views of the far-reaching forest.
- The kitchen leads through to a glass pitched roof conservatory, an inviting space for entertaining with surrounding garden views and access to adjoining terrace. This opens to a generously sized sitting room with views of the open forest.
- Three impressive bedrooms, with the principal bedroom benefitting from a bank of fitted wardrobes, a modern en-suite with walk-in shower, vanity unit, wall cabinet, and WC. The two further bedrooms offer both front and rear rural views respectively.
- A family bathroom comprising a four-piece suite with a vanity unit and basin, shower cubicle, and granite floor tiles.
- Stairs from the kitchen lead to a first-floor bedroom/office with Velux windows.
- Loft access from the entrance hallway to a carpeted, heated, and boarded storage space, previously used as an office, accessed via a drop-down ladder.
- The outbuilding is currently used as a study, with the potential to be converted into a fifth bedroom or a self-contained annexe, complete with its own small kitchen area and WC.



FLOOR PLAN

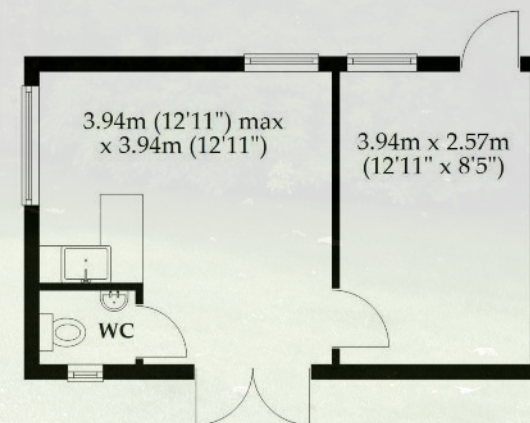
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



First Floor
Approx. 22.9 sq. metres (246.5 sq. feet)



Outbuilding
Approx. 26.5 sq. metres (284.8 sq. feet)



Total area: approx. 179.3 sq. metres (1929.7 sq. feet)

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





The Local Area

The quiet hamlet of South 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.

Services

Energy Performance Rating: E

Council Tax Band: F

Ofcom broadband speeds up to Mbps 1000 (Ultrafast)

Heating: Oil Fired

Water: Mains

Drainage: Septic Tank



The Royal Oak Pub



The New Forest



Directions

From Ringwood, take the A338 towards Fordingbridge. Directly before the Old Beams pub, turn right into Mockbeggar Lane signposted Mockbeggar. Follow the road and at the end turn left into Ringwood Road, continue along for approximately a mile and the property can be found on your left hand side.

Grounds & Gardens

The forest-fronting property is accessed via a cattle grid, leading to a large gravelled parking area. The front of the property is well landscaped, offering an inviting first impression.

The expansive back garden is adorned with mature hedges and trees, creating a serene and private environment. At the bottom of the garden, you'll enjoy picturesque views across the adjoining paddock land.

Additionally, there is a versatile outbuilding, currently utilised as an office, gym, and storage space, adding both functionality and convenience to this beautiful property.





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

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