



Culverhay

*Godshill, Fordingbridge, SP6 2LG*

SPENCERS









*A beautifully presented chalet style home in a superb location, benefiting from views across surrounding paddocks and countryside, located just on the edge of the open New Forest.*

*This four bedroom, three bathroom home has, in recent years, undergone a programme of considerable refurbishments both inside and externally, providing bright and spacious accommodation over two floors with the space for an additional office above the carport and garage.*



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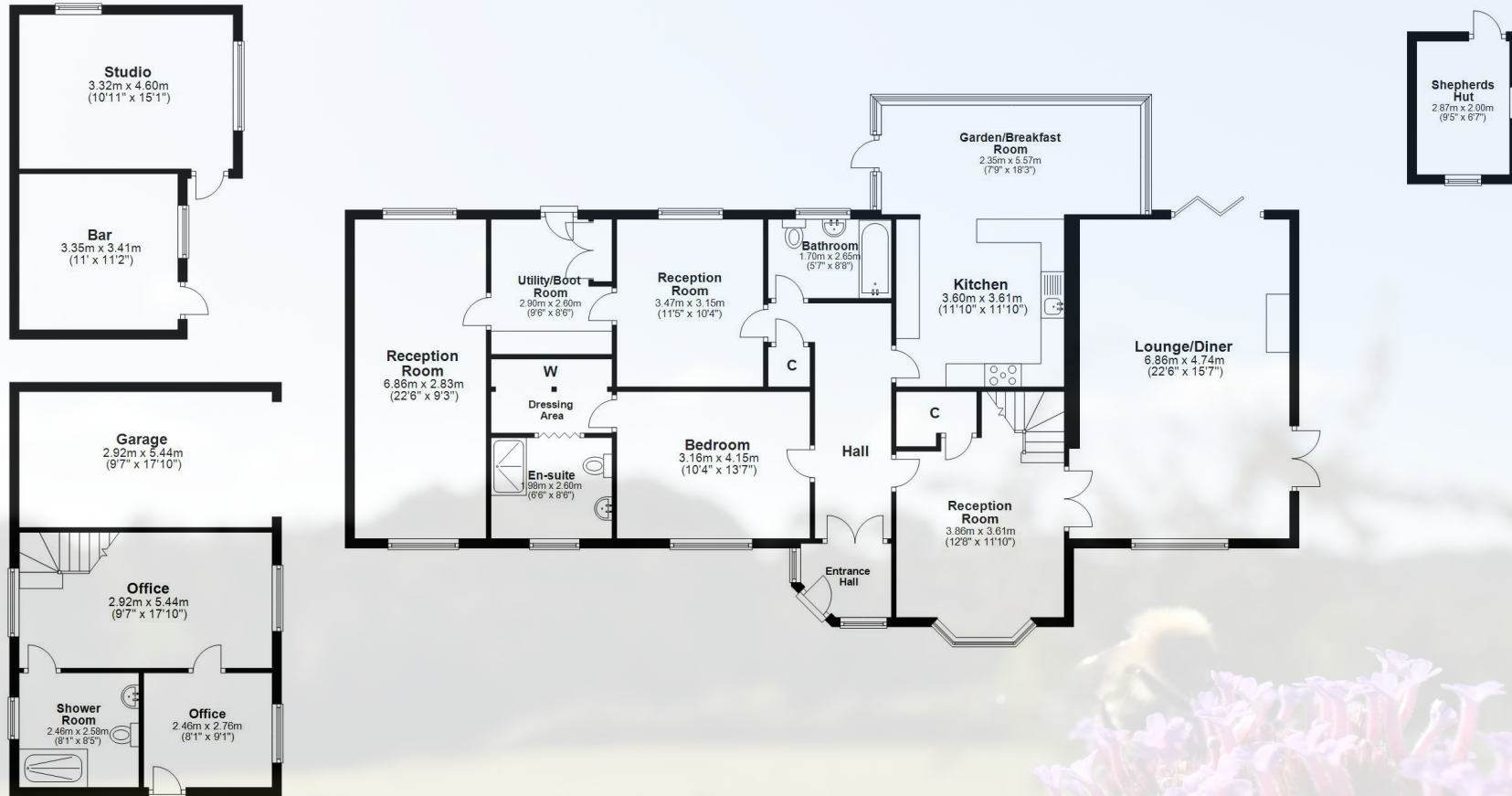


## The Property

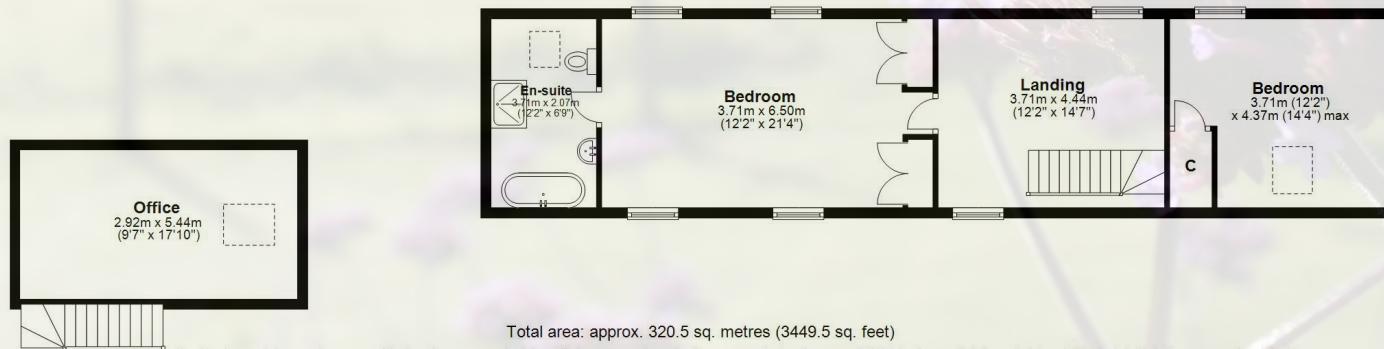
- Attractive entrance porch with casement doors leading to the entrance hall with limestone tiled floors.
- Snug/TV room with appealing bay window to front aspect with casement doors leading into the triple aspect Living room with an open fireplace with wood burning stove. Bi-fold doors to patio and gardens.
- Family bathroom (ground floor) with a modern three piece suite including a panel bath, screen and rainwater shower over bath.
- Utility/boot room with additional built in units and space for white goods.
- The study, currently being used as a gym, leads through to a spacious games/hobby room, both with a pleasant outlook over the rear gardens and beyond.
- Impressive open plan kitchen/dining/sitting room with an excellent range of base, wall and drawer units with attractive Silestone worktops.
- Built-in appliances include a Rangemaster electric oven, integrated dishwasher, fridge/freezer and pull out larder. Split level floors with a dining area and sitting area with a built-in wood burning stove and marvellous views over gardens and countryside.
- Ground floor bedroom with a superb walk-in dressing room and a generous sized ensuite shower room with an oversized shower with overhead rainwater shower.
- Stairs to a part galleried landing with access to two bright and spacious, first floor bedrooms with built-in cupboards and one includes a modern and stylish ensuite bathroom with a four piece suite, including a period style rolled edge bath tub and a large walk in shower cubicle.



## FLOOR PLAN



### First Floor



Total area: approx. 320.5 sq. metres (3449.5 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 PlanUp.

















## Grounds & Gardens

The property is accessed via two large wooden gates into a generous parking courtyard with access to carport and garaging with office space above. The front gardens are well screened with mature hedges and some attractive specimen trees.

The rear gardens are a lovely feature with lawns edged with post and rail fencing. The majority of the garden is laid to lawn with a terraced space, perfect for catching the afternoon and evening sun and enjoy the pleasant view. A picket gate leads into a separate part of the garden with many features, such as a gardening corner with raised beds, a beautifully built bar/entertaining outbuilding and a large detached office/workroom.







## The Situation

The property occupies a substantial plot which is located within the beautiful New Forest National Park, with direct 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 8 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.

## Directions

From Ringwood, join the A338 heading North towards Fordingbridge. After approximately 6 miles, take the exit for Fordingbridge. At the T-junction turn right signposted to Godshill. Continue on for about two miles, passing Sandy Balls park on your left, and the property can be found on your right hand side before the Fighting Cocks pub and cattle grid.

## Services

Energy Performance Rating: TBC

Council Tax Band: F

Tenure: Freehold

Private Drainage

Calor Gas

Ofcom Broadband speeds up to 31 Mbps (Standard)

Solar Panels

EV Charger and a Tesla Battery





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

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: [ringwood@spencersproperty.com](mailto:ringwood@spencersproperty.com)

[www.spencersproperty.com](http://www.spencersproperty.com)