

The Old Bailiffs Cottage

Ibsley, Ringwood, BH24 3PP

SPENCERS







The Property

The Old Bailiffs Cottage is a four-bedroom semi-detached property offering spacious and flexible accommodation, located just outside the boundary of the New Forest National Park. The property provides convenient access to local countryside, forest and river walks, while being within easy reach of Ringwood and the surrounding area.

The ground floor features two bedrooms, three main reception rooms: a drawing room, sitting room and dining hall, offering a mix of formal and informal living space. These rooms allow for a flexible layout to suit a range of needs, whether for family living, entertaining, or working from home.

The kitchen is fitted in a modern style, with good storage and work surface space. It leads directly to a utility area and provides access to the rear garden. Also on the ground floor is a shower room and a separate study, which could be used as a fifth bedroom, guest room, or additional office space. Upstairs, there are two bedrooms and a family bathroom.

4 3 2





Additional Information

- Energy Performance Rating: D Current: 61 Potential: 70
- Council Tax Band: E
- Tenure: Freehold

- Mains Connection to Electricity and Water
- Gas Central Heating
- Septic Tank

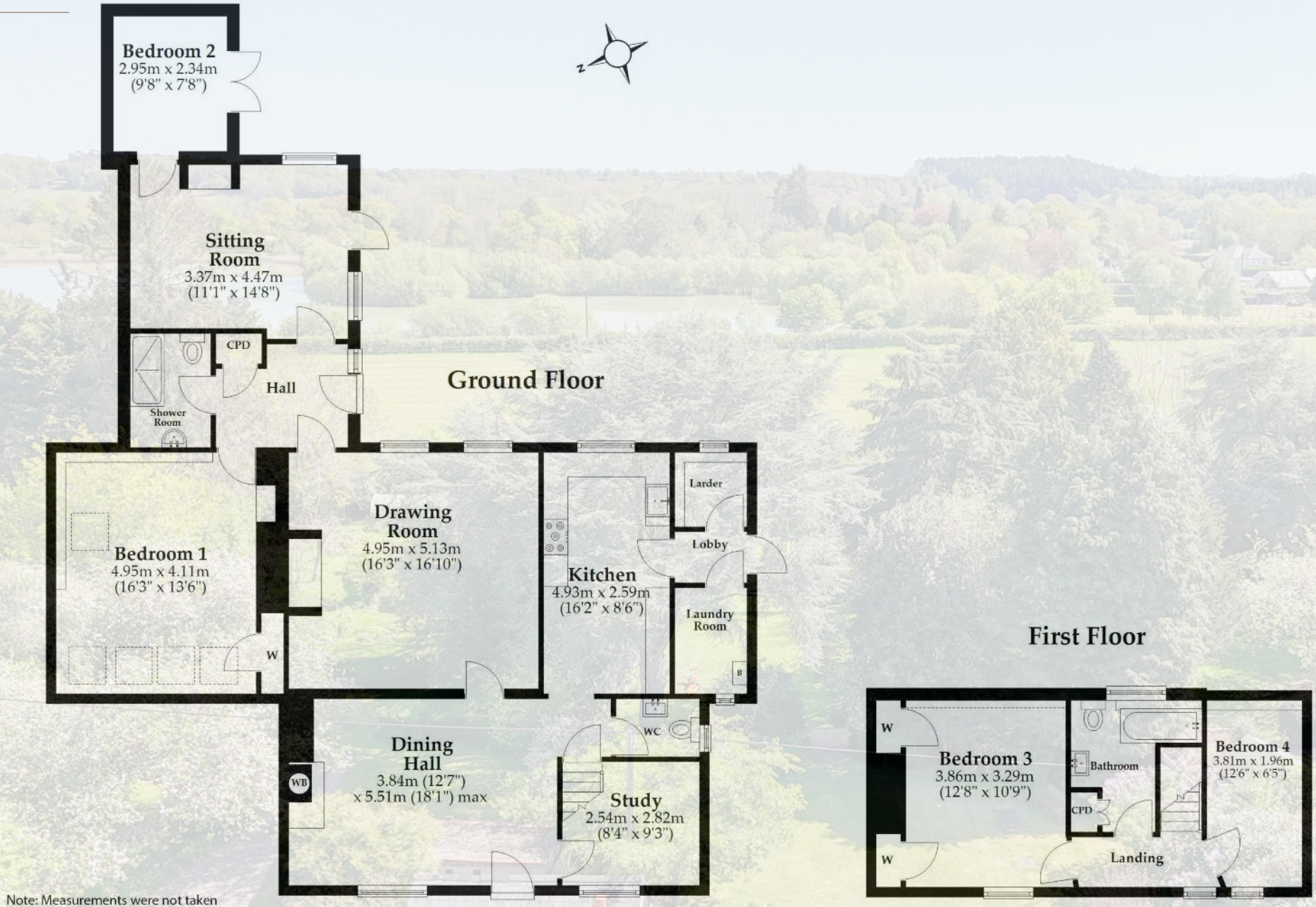
- Fibre Optic to the property with packages available up to 750 Mbps. A 250 Mbps contract is currently in place.

- Property Within a Conservation Area
- New thatch ridge in 2022
- Extensive renovations carried out by the current owners. Please ask for further information

The Situation

This desirable property is situated in the small hamlet of Ibsley, just a short distance from the open forest and just a short walk to the local pub. The nearby village of Gorley has a popular farm shop, whilst the old market town of Ringwood is 3 miles to the south and offers a choice of supermarkets, coffee shops and eateries. The old cattle market in Ringwood has been transformed into a stylish shopping quarter with names such as The White Company, Hobbs, Joules, Waitrose, Waterstones and has a programme of events that includes live music and farmers markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, an artisan bakery, and a variety of eateries such as Framptons, Prezzo's and Lovitaly. Families are attracted to the area by the sense of community, rural lifestyles, superb infant and junior schools, and highly regarded secondary school. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both with their airports are easily accessible.

FLOOR PLAN



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

Total area: approx. 171.0 sq. metres (1840.5 sq. feet)

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




FAMILY













Grounds & Gardens

The rear garden is a standout feature of the property, private, mature and thoughtfully designed. It boasts a harmonious blend of lawned areas and seating areas, providing ample space for outdoor dining, gardening and relaxation. Set within 0.4 of an acre, the gardens create a wonderful retreat.

Although located just beyond the formal boundaries of the New Forest, the property enjoys easy access to open countryside, scenic riverbanks and picturesque footpaths. This ideal location offers a tranquil and rural ambiance.

Directions

From Ringwood, take the A338 towards Fordingbridge. Shortly after the Old Beams pub, turn right opposite the signpost for Harbridge. Turn right into The Old Bailiffs Cottage.

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 fitments, 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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