

Little Orchard

Meadow Close, Sopley, BH23 7BD

SPENCERS









Little Orchard

Meadow Close • Sopley

Little Orchard is a spacious and versatile family home, with excellent annexe potential for those seeking additional income or multi-generational living.

Quietly tucked away at the end of a no-through road, the property occupies the site of a former orchard and still retains a number of original fruit trees within the generous rear garden.

Set in a semi-rural position, the home backs onto woodland and the Avon Valley path, offering immediate access to a network of scenic countryside walks, ideal for families, dog owners and outdoor enthusiasts.

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The Property

Upon entering the property, you are welcomed into a porch which leads through to a spacious hallway with ample room for coats and shoes.

The large sitting/dining room enjoys a pleasant aspect over the rear garden and benefits from double doors opening onto the terrace. The sitting room also features a log burner, creating a cosy feel to the space.

The kitchen is fitted with a range of wall and base units and offers ample space for appliances, as well as a charming butler's sink. From here, the kitchen opens into a bright and spacious conservatory, providing an additional dining area.

At the front of the property is a drawing room with a fireplace. This versatile space could also be used as a hobby room or, if required, as an additional bedroom.

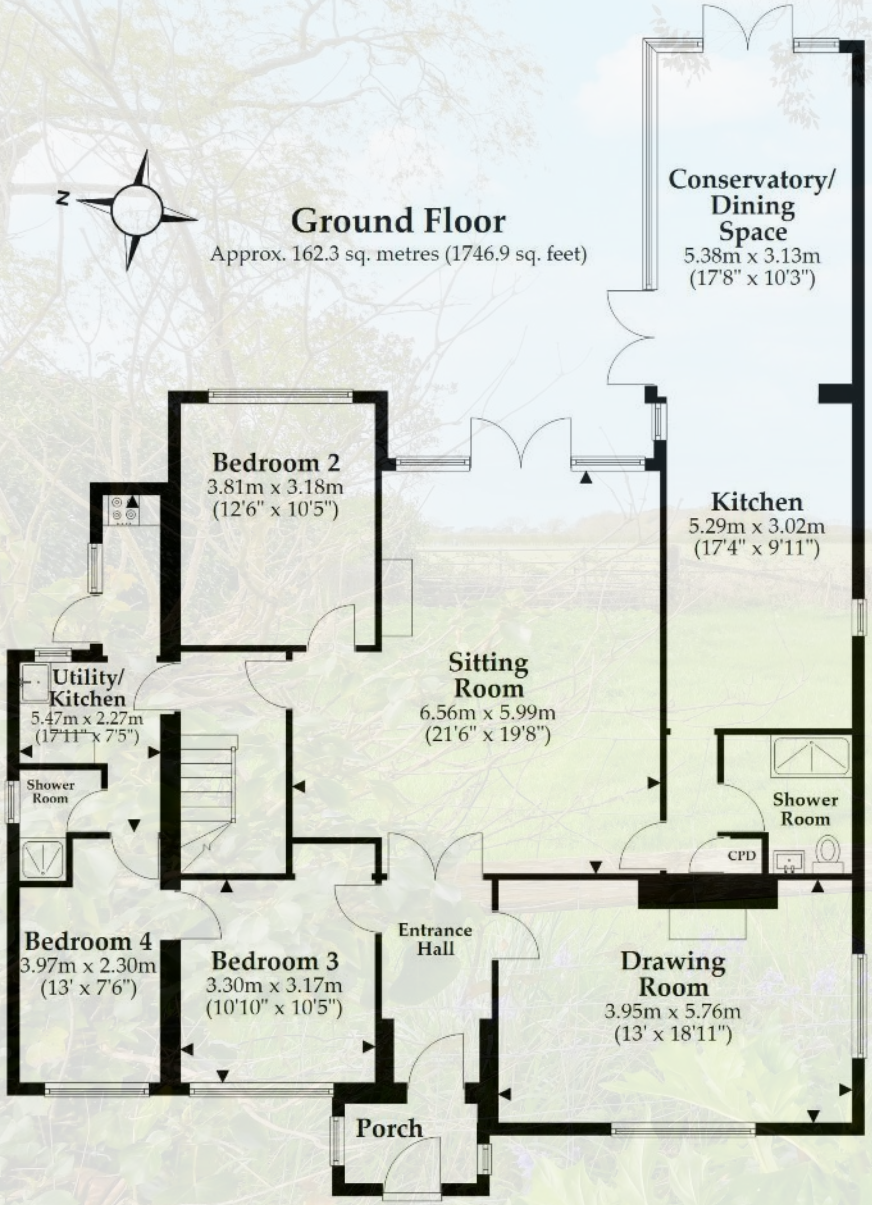
There are three downstairs bedrooms, one currently used as a snug, both of which are well-proportioned in size and are served by two shower rooms.

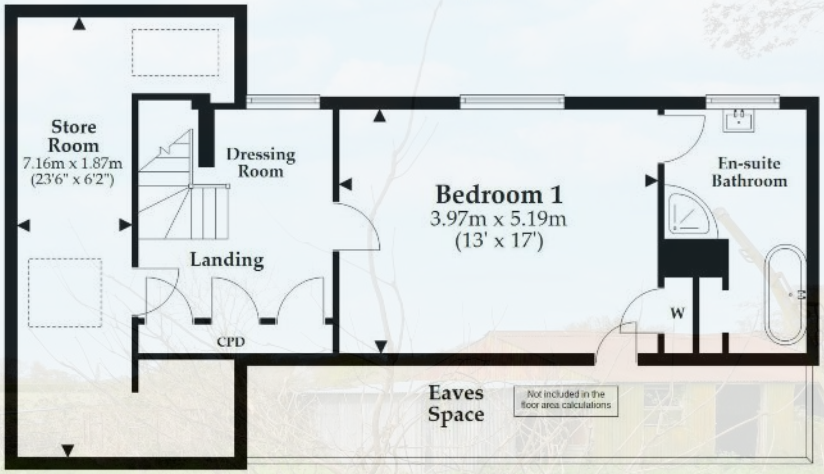
A side utility/kitchen provides external access to the side garden, perfect for muddy boots and paws after countryside walks.

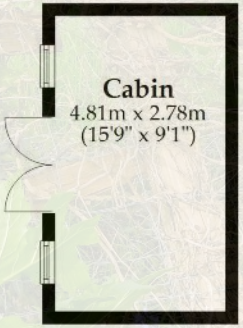
Upstairs, the principal bedroom overlooks the rear gardens and woodland beyond, and benefits from built-in storage and a five-piece en-suite bathroom featuring a stand-alone bath. Adjacent to the bedroom is a dressing room on the landing area, which also provides access to the large walk in attic room, ideal for storage.



FLOOR PLAN







Total area: approx. 237.8 sq. metres (2559.7 sq. feet)

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





The Situation

Sopley is a charming village set within a conservation area on the edge of the Avon Valley and the New Forest, ideally positioned between the popular coastal town of Christchurch and the historic market town of Ringwood. The village offers a wonderful balance of rural surroundings and everyday convenience, with a village hall, a well-regarded primary school, and a choice of quality dining options all within easy reach, including the well-known Woolpack Inn, a traditional country pub serving excellent food. There is also a good selection of both private and state secondary schools in the surrounding area, along with a popular local farm shop and bakery. Christchurch is situated approximately 2.5 miles south and provides an extensive range of independent and high street shops, boutiques, restaurants, cafés and hotels, along with its beautiful natural harbour. The harbour supports two sailing clubs, a rowing club and a wide variety of water-based activities. Ringwood lies around 6 miles to the north, offering further shopping, leisure facilities and a good selection of pubs, cafés and restaurants. The larger coastal town of Bournemouth, famed for its award-winning beaches, is also close by, along with excellent transport connections. The A31 and M27 provide access towards Southampton, the M3 and London beyond. Mainline rail services provide convenient connections from Christchurch, Bournemouth, and Southampton. In addition, both Southampton and Bournemouth benefit from airports, offering international flights to a wide range of European destinations.

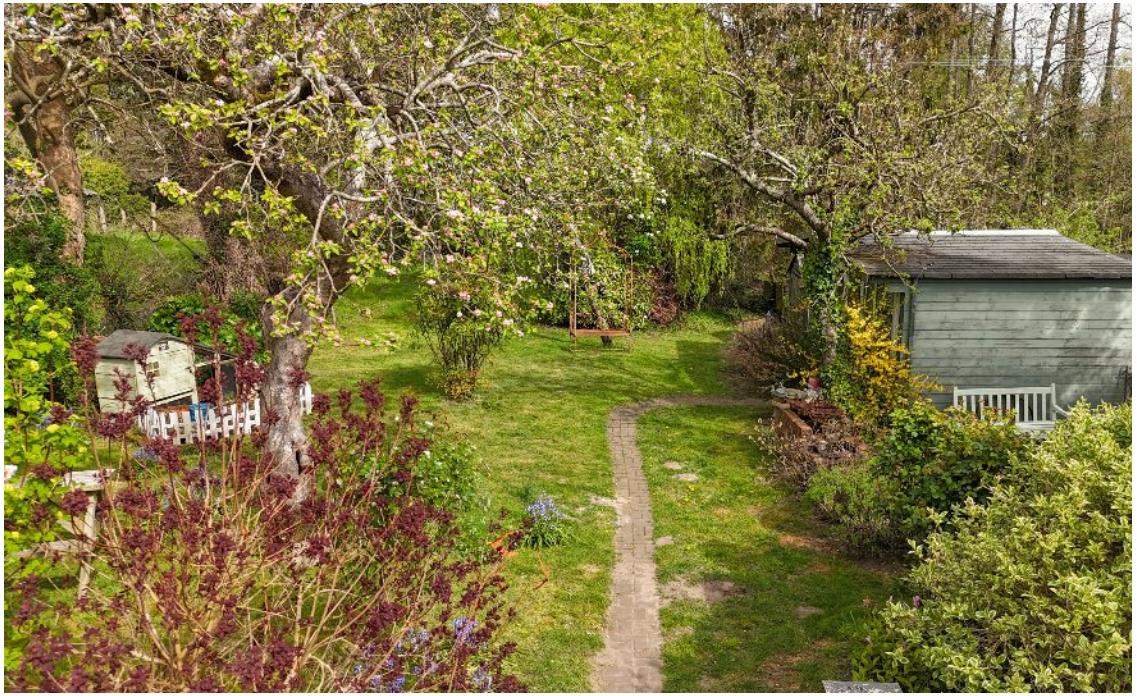














Grounds and Gardens

Externally, the front of the property opens onto a generous graveled courtyard, providing ample off-road parking. The large north-east facing rear garden includes a spacious patio terrace area, perfect for al fresco dining. In addition, there is a storage shed and summer house. To the rear of the garden, a gate leads directly into woodland, with a pathway through to Sopley village.

Directions

From the main roundabout in Ringwood, take the exit onto Mansfield Road. Continue straight over the next three roundabouts, passing David Lloyd. Stay on this road as it becomes the B3347 and continue for approximately four miles. Before reaching the Sopley one-way system, turn left into Meadow Close. Follow the road round to the left until you reach the end. Little Orchard is located on the right hand side.

Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains Connection to Electricity, Water and Drainage
- Oil Central Heating
- Energy Performance Rating: E Current: 53E Potential: 64D
- Superfast broadband with download speeds of up to 80 Mbps (Ofcom)
- Copper Telephone Line

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:

42 High Street, Ringwood, Hampshire. BH24 1AG
T: 01425 462600 **E:** ringwood@spencersproperty.com

www.spencersproperty.com