

Armidale

Fritham, Lyndhurst, SO43 7HJ

SPENCERS







A superbly presented and well-proportioned three double bedroom detached country home, enjoying breathtaking views across the surrounding countryside.

The Property

The property has been thoughtfully extended and extensively refurbished in recent years, including modern double glazing and doors, a new roof, and the addition of a rear utility room with ground floor WC. Externally, the mature gardens have been beautifully landscaped, combining paved seating terraces, well-maintained lawns, and colourful raised flower beds. The property also benefits from a spacious detached garage, ample driveway parking, and additional space suitable for a horse box or caravan.

The impressive accommodation is accessed via a covered entrance porch leading into a welcoming reception hall with exposed wooden floorboards, stairs to the first floor, and useful understairs storage. The attractive flooring continues into the superb triple-aspect sitting room, flooded with natural light and centred around a feature fireplace with a Scandinavian-style Contura wood-burning stove on a tiled hearth. A bay window overlooks the front, while double-glazed doors open to the side and a further window enjoys views across the rear garden. The room is arranged with a sitting area focused around the fireplace and a cosy snug area to the rear.

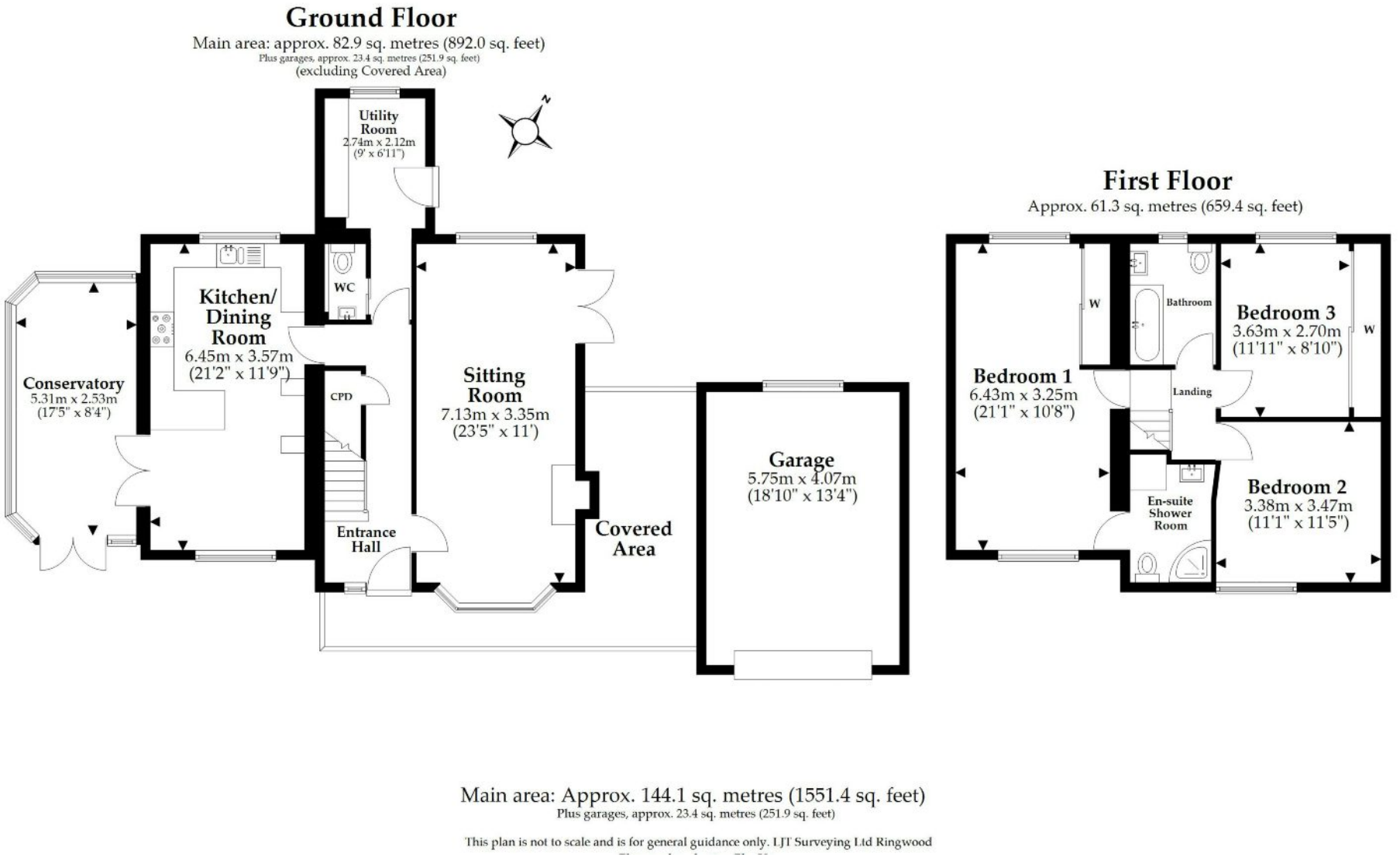
At the heart of the home is a superb open-plan kitchen/dining room, significantly enhanced to create a bright triple-aspect living space. The kitchen is fitted with painted wooden wall and base units, integrated appliances including a five-ring induction hob, double ovens and a plate warmer. A central peninsula provides a breakfast bar and connects the kitchen to the dining area, which enjoys a front aspect window and double doors opening into the garden-facing conservatory.

£895,000

3 1 2



FLOOR PLAN



Important Information

Spencers Property 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 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.













Quietly situated within the highly sought-after village of Fritham, in the heart of the New Forest National Park.

The Property Continued…

The recently added utility room, completed in approximately 2024, provides a practical secondary entrance to the property and features tiled flooring, fitted storage units, and space for laundry appliances. Adjoining the utility room is a part-tiled ground floor cloakroom fitted with a WC and wash hand basin.

The first-floor accommodation is arranged around a central landing with access to the loft space. The impressive principal bedroom suite enjoys a dual aspect, commanding magnificent elevated views across the rolling valley to the front and open fields to the rear. The room benefits from an extensive range of fitted wardrobes providing ample hanging and shelving space, and is served by a stylish tiled en-suite shower room comprising a walk-in shower enclosure, vanity unit with wash hand basin, WC, and heated towel rail.

The remaining two double bedrooms both enjoy exceptional countryside views, with bedroom three further benefiting from a range of fitted wardrobes. These bedrooms are served by a well-appointed family bathroom comprising a panel-enclosed bath with shower over, WC, wash hand basin, and heated towel rail.

Property Video

Point your camera at the QR code below to view our professionally produced video.







Outside

The beautiful gardens surrounding the property are predominantly laid to lawn and have been thoughtfully landscaped to incorporate a number of defined seating terraces, attractive timber pergolas, colourful flower beds, and raised borders, creating a wonderful setting for outdoor entertaining and relaxation.

The driveway is accessed via a traditional five-bar gate and provides ample secure parking and storage space for several vehicles, horse boxes, or a caravan. The driveway leads to a substantial detached garage, which also offers excellent potential for use as a workshop.

Additional Information

Energy Performance Rating: D Current: 63 Potential: 77
Council Tax Band: F
Tenure: Freehold

Services: Mains electricity and water. Private drainage via a small domestic sewage treatment plant which the property has the sole use of. There is no mains gas supply.
Heating: Air source heat pump (electric)

Conservation Area: Fritham

Broadband: FTTP - Fibre to the property directly. Ultrafast broadband speeds with downloads speeds of up to 1800 mbps are available at this property (ofcom).
Mobile Phone Coverage: Please be aware that mobile network coverage connection in this area may vary.

Parking: Garage and private driveway


TELEPHONE





The Situation

The property is situated in the heart of the ancient village of Fritham, a designated conservation area surrounded entirely by the New Forest National Park. Enjoying far-reaching views across the surrounding countryside, the property is within easy reach of the ever-popular Royal Oak public house and offers immediate access to miles of unspoilt open forest, ideal for walking, cycling, and horse riding. Despite its idyllic rural setting, Fritham is exceptionally well connected. Junction 1 of the M27 lies approximately four miles to the south, providing convenient access to Southampton Airport, Southampton Airport Parkway railway station, and direct mainline services to London Waterloo in approximately 70 minutes.

A number of highly regarded independent and state schools are within easy reach, including Embley School, which is approximately a 15-minute drive away, together with Moyles Court, King Edward VI School in Southampton, and the renowned grammar schools of Salisbury. The cathedral city of Salisbury, the market towns of Romsey and Ringwood, and the coastal destinations of Lymington and Christchurch are all readily accessible, as are Southampton city centre and Bournemouth.

Points of Interest

Southampton Central	14 miles
Southampton Airport Parkway	16 miles (Train & Airport)
Romsey	11 miles
Ringwood	12 Miles
Salisbury	15 miles
Lymington	17 miles (Coast & Marinas)
Bournemouth Airport	18 miles



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