



 Little Thatch

Ringwood Road, North Gorley, Fordingbridge, SP6 2PE

S P E N C E R S





Little Thatch

North Gorley • Fordingbridge

A high specification 4/5 bedroom detached family home with direct forest access built in 2023 with accommodation extending to over 2500sq.ft. Situated on the open forest in this highly sought after New Forest village the property is beautifully presented throughout, offering a balanced layout, generous living space, and a strong connection to the delightful garden - perfect for modern family life or downsizing.

£1,200,000



4



3



4



The Property

Step through the attractive oak-framed storm porch and into a generous entrance hall, forming the central hub of the home and providing access to all principal ground floor rooms. Cleverly designed with everyday practicality in mind, the hall features a range of built-in storage including an airing cupboard, a dedicated laundry cupboard with space for appliances, and an understairs cupboard.

To the left, the sitting room is an impressive triple-aspect space and is filled with natural light throughout the day. French doors open directly onto the garden, creating an easy connection between indoor and outdoor living, while a chimney is in place for the installation of a wood-burning stove if desired.

Positioned just beyond, the study enjoys a rear aspect and offers a well-proportioned, flexible space ideal for home working or as an additional bedroom, which would be served by an adjacent stylish ground floor bathroom, fitted with a panelled bath, separate walk-in shower, wall-hung washbasin, and WC.

On the opposite side of the hall, the boot room provides excellent storage with a comprehensive range of fitted cupboards and drawers, along with a door leading directly out to the driveway - perfect for day-to-day family life.

To the rear of the property lies the standout kitchen/dining room, an impressive open-plan space, designed as the heart of the home, it features a sleek, handleless kitchen with a central island, Corian work surfaces, and an extensive array of storage including larder and pan drawers. Integrated appliances are neatly incorporated, while there is space for a range cooker and fridge freezer.

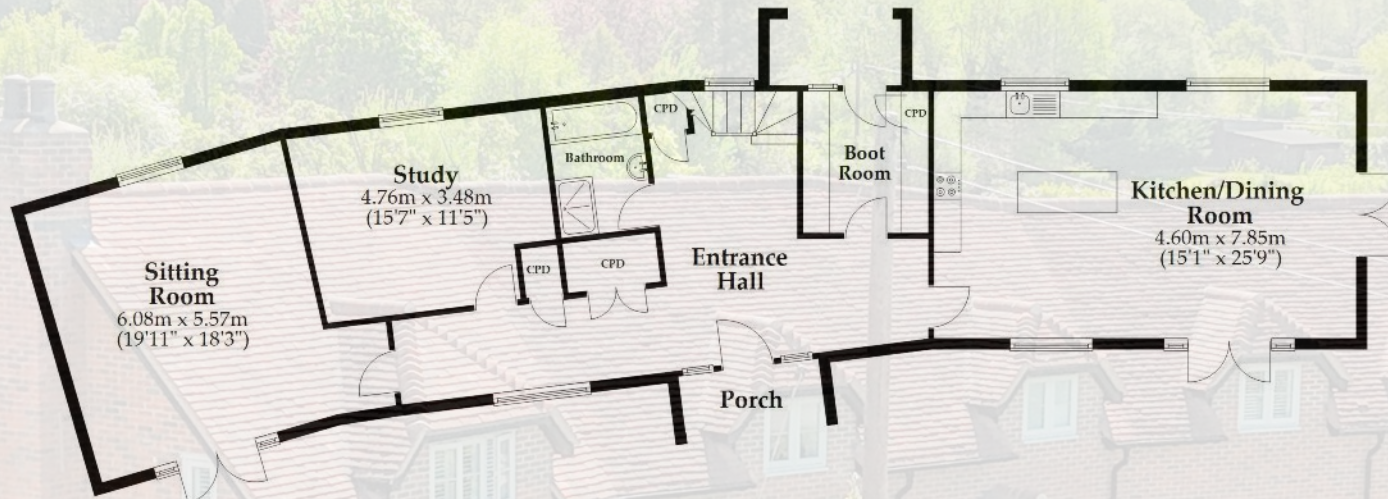
The dining area is bathed in natural light from two sets of French doors, both opening onto the sunny, landscaped garden, making it ideal for entertaining.

FLOOR PLAN

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

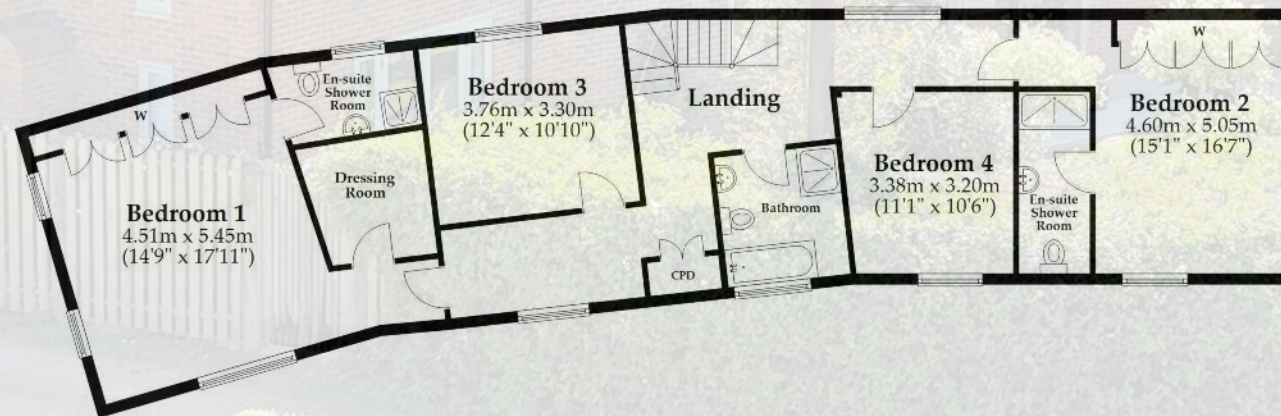
Ground Floor

Approx. 119.7 sq. metres (1288.6 sq. feet)



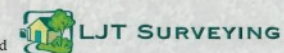
First Floor

Approx. 113.3 sq. metres (1219.4 sq. feet)



Total area: approx. 233.0 sq. metres (2508.0 sq. feet)

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









The Property Continued

Stairs rise from the hall to a spacious first-floor landing, complete with a linen cupboard and access to all bedrooms.

The principal bedroom is a superb suite, enjoying a generous footprint and benefits from fitted wardrobes as well as a separate walk-in dressing room, which in turn leads to a well-appointed ensuite shower room.

Bedroom two is another large double room with built-in wardrobes and its own ensuite shower room, offering comfort and privacy for guests or family members. Bedrooms three and four are both well-sized and versatile, ideal for children, guests, or additional workspace, and are served by a contemporary family bathroom fitted with both a bath and separate walk-in shower.

Additional Information

- Tenure: Freehold
- Council tax band: G
- Mains connection to water and electricity
- Air source heat pump
- Electric heating
- Septic Tank
- Energy Performance Rating: E Current: 49E Potential: 52E
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)
- Mobile coverage good across all providers. Please contact your provider for further clarity
- ADSL Copper based phone landline
- Property situated in a conservation area

Directions

From the main Ringwood roundabout, proceed north along the A338 Salisbury Road heading towards Fordingbridge. Continue on this road for approximately four miles, turning right into Lawrence Lane at the crossroads. Carry on down the Lane until the road forks and take a left where the property can be found on your right hand side.







Grounds and Gardens

Outside, the property is set within a private, enclosed garden laid to lawn and bordered by an established native hedge. Herbaceous cottage-style planting adds colour and character, while a gate leads through to a large, former kitchen garden area with excellent potential for reinstatement. To the rear, a substantial driveway is accessed via a traditional five-bar gate, providing ample parking. There is also permitted development in place for the construction of a garage/carport/store.

The Situation

The property enjoys an enviable yet convenient setting in the New Forest village of North Gorley, with a popular local pub nearby and the neighbouring villages of Frogham and Hyde offering a village hall, church, schools, and a farm shop with café. The popular town of Fordingbridge, just 2.5 miles away, provides a range of independent shops, eateries, and everyday amenities. Schooling includes a primary school in Hyde feeding into Burgate School and Sixth Form, with well-regarded private options nearby such as Forres Sandle Manor School and Moyles Court School. The area is well placed for access to Salisbury (11 miles), Ringwood (6 miles), Bournemouth (18 miles), and Southampton (20 miles), with the M27 accessible via Cadnam (Junction 1), approximately 10 miles away.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest 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 for 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 fittings, 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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