

Brandon Thatch

Bagnum, Ringwood, BH24 3DA

SPENCERS



BRANDON THATCH

BAGNUM • RINGWOOD

A truly exceptional country residence set within just under three acres of private and secluded grounds, with a substantial five-bedroom principal house, two independent studios, heated swimming pool, extensive outbuildings and beautifully landscaped gardens. Quietly positioned in a wonderfully private rural setting at Bagnum, on the outskirts of Ringwood, in the New Forest National Park. This impressive country residence offers an exceptional combination of character, scale, versatility and privacy.

Ground Floor

Kitchen/Sitting Area • Dining Room • Sitting Room • Music Room • Utility • WC

First Floor

Principal Bedroom with En Suite Bathroom • Four Further Bedrooms • Three En Suites • Family Bathroom

Outside

Two Independent Studios • Heated Swimming Pool • Double Garage with Workshop • A variety of Further Outbuildings Providing Considerable Storage

£1,750,000 5 3 4 *Plus Studios*





The Property

The property has been thoughtfully upgraded and modernised by the current owners in recent years, whilst retaining its considerable period character. The property was rethatched in 2024, with improvements including the enlargement and transformation of the kitchen/family room, upgraded services and beautifully appointed bathrooms and kitchen. The result is an impressive and highly individual country home which combines traditional charm with the comfort and practicality required for modern family life.

The Principal House

A thatched covered entrance porch opens into a charming entrance hall, immediately establishing the character of the house. Exposed brick and beamed walls combine with engineered oak flooring, whilst stairs rise to the first floor with useful storage beneath. There is also a a charming cloakroom with W/C and inset hand basin, set in a small alcove.

The breakfast room enjoys pleasant views across the front of the property, while the formal dining room provides a well-proportioned setting for more formal entertaining, with useful built-in storage cupboards.

The impressive dual-aspect sitting room is centred around a stunning working Inglenook fireplace with open fire. Double-glazed doors open directly onto the rear terrace, creating an attractive connection between the house and gardens.

The open-plan kitchen/family room forms the heart of the home. The current owners enlarged this impressive space, creating a superbly bright and spacious room which works equally well for family life and entertaining. The kitchen has been beautifully fitted with a deVOL kitchen, incorporating a comprehensive range of floor and wall units with contrasting quartz work surfaces and integrated Miele appliances. A Lacanche dual-fuel electric and calor gas range cooker forms a focal point, complemented by a useful larder cupboard, twin Belfast sinks with mixer tap and waste disposal and a useful separate cooking tap. A substantial central kitchen island provides further preparation space and an informal breakfast/seating area. Beautiful Umbrian limestone flooring runs throughout the kitchen and continues into the clearly defined family area.







The Property Continued…

The family area is centred around a second impressive Inglenook fireplace, providing a wonderful focal point and a cosy area in which to relax.

Beyond the kitchen is a useful boot room, with the rear staircase rising to the first floor, together with a separate utility room fitted with a further range of wall and floor units, Belfast sink and space for washing appliances.

A delightful dual-aspect music room provides a further versatile reception space and benefits from excellent natural light. This room is the only part of the ground floor not benefiting from underfloor heating.

The ground floor benefits from underfloor heating throughout, while engineered oak flooring features extensively and the kitchen and boot room are finished with beautiful Umbrian limestone.

Character features remain an important part of the property's appeal, including two impressive Inglenook fireplaces, traditional latched internal doors, leaded-light windows, exposed brickwork and exposed beams.

The property also benefits from fibre-optic internet connection, making it well suited to modern home working.

First Floor

A turning staircase with an attractive portal window leads to a spacious first floor landing with a generous built in closet.

The principal bedroom suite is an impressive and generous space, enjoying views across the rear gardens. The current owners have incorporated the former fifth bedroom into the suite, creating a large dressing room with a range of fitted open wardrobes and loft access.

The principal suite is served by an impressive wet-room style en-suite, incorporating a walk-in shower, freestanding claw-foot bath and attractive patterned tiled flooring.

There are a further three double bedrooms, each served by its own en-suite bath or shower room, providing excellent accommodation for family and guests.





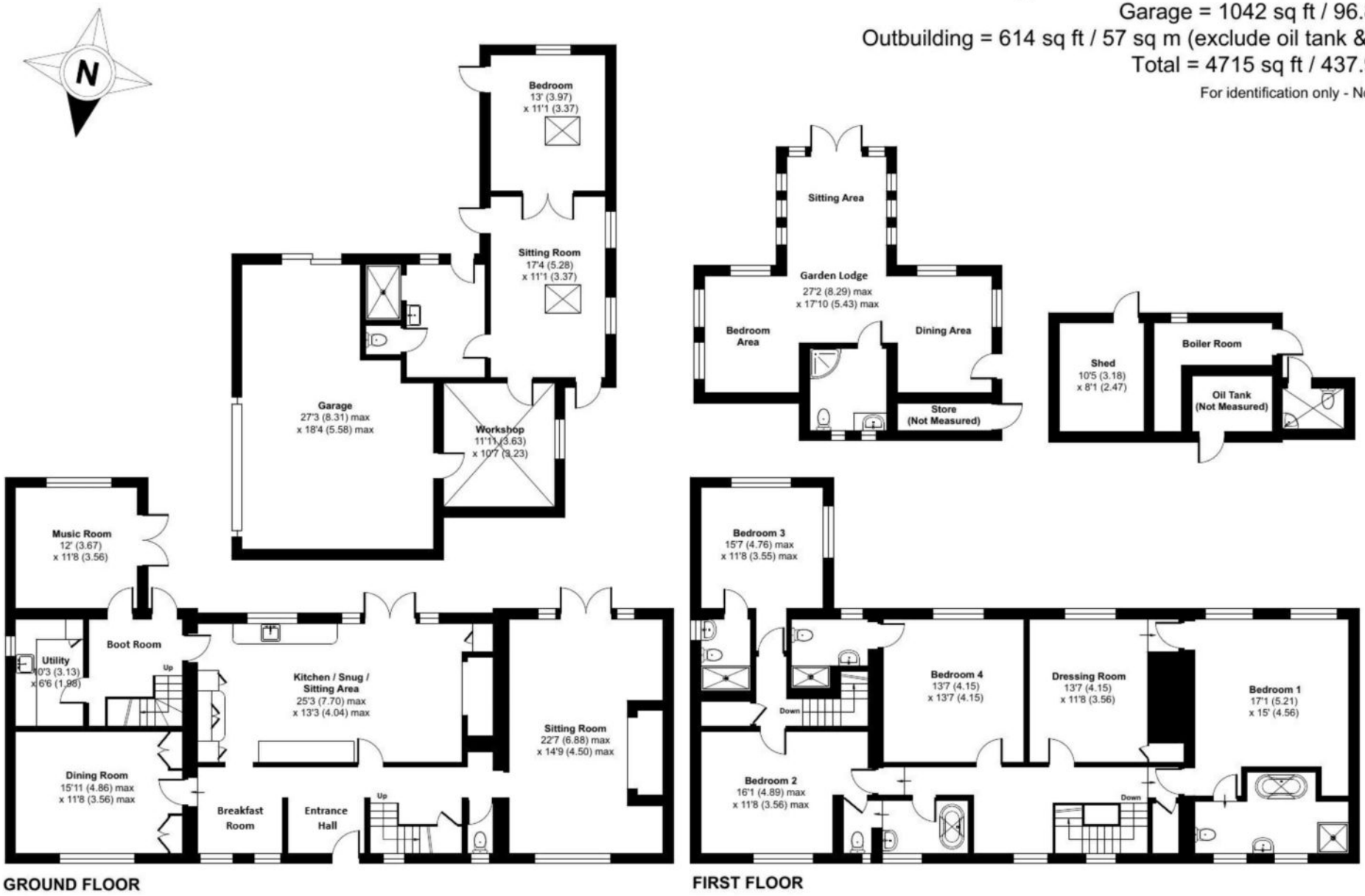






FLOOR PLAN

Approximate Area = 3059 sq ft / 284.1 sq m
Garage = 1042 sq ft / 96.8 sq m
Outbuilding = 614 sq ft / 57 sq m (exclude oil tank & store)
Total = 4715 sq ft / 437.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

The grounds are undoubtedly one of the property's greatest attributes. Extending to just under three acres, the gardens are beautifully established and landscaped, providing an exceptional degree of privacy and seclusion. Mature trees, extensive areas of well-maintained lawn and a diverse range of colourful, well-stocked flower beds create a wonderfully tranquil environment.

To the front, the property is approached through electric gates onto a sweeping in-and-out driveway with ample parking. Beautifully landscaped borders are stocked with a particularly impressive display of French hydrangeas, creating a wonderful sense of arrival.
Immediately adjoining the rear of the house is a substantial paved terrace, providing an ideal area for outdoor dining and entertaining.

The gardens continue beyond towards the converted stable block and swimming pool complex. The heated swimming pool provides an outstanding leisure facility and natural focal point for the grounds, with the pool having been re-lined in 2024. A beautifully positioned pergola provides a wonderful place to sit and enjoy the gardens, being particularly well placed to take advantage of the evening sunshine. A traditional-style modern greenhouse is complemented by a productive and beautifully maintained garden environment, while the extensive range of outbuildings provides further practical and recreational possibilities. The gardens also benefit from two large rainwater collection tanks.

The gardens have been designed to offer a variety of spaces and perspectives, with mature planting providing privacy and shelter while extensive lawns give a wonderful sense of space. In the spring, there is a carpet of daffodils followed by bluebells, azaleas, camellias, and rhododendrons. The garden benefits from deer fencing around the whole perimeter. The overall setting is exceptionally private, with no immediate neighbouring properties, creating a genuine feeling of seclusion rarely found so close to Ringwood.



Studio and Outbuildings

A converted stable block provides a useful bedroom, sitting room and shower room together with a further store. This offers excellent flexibility for extended family, Air B & B guests, dependent relatives or those requiring independent accommodation.

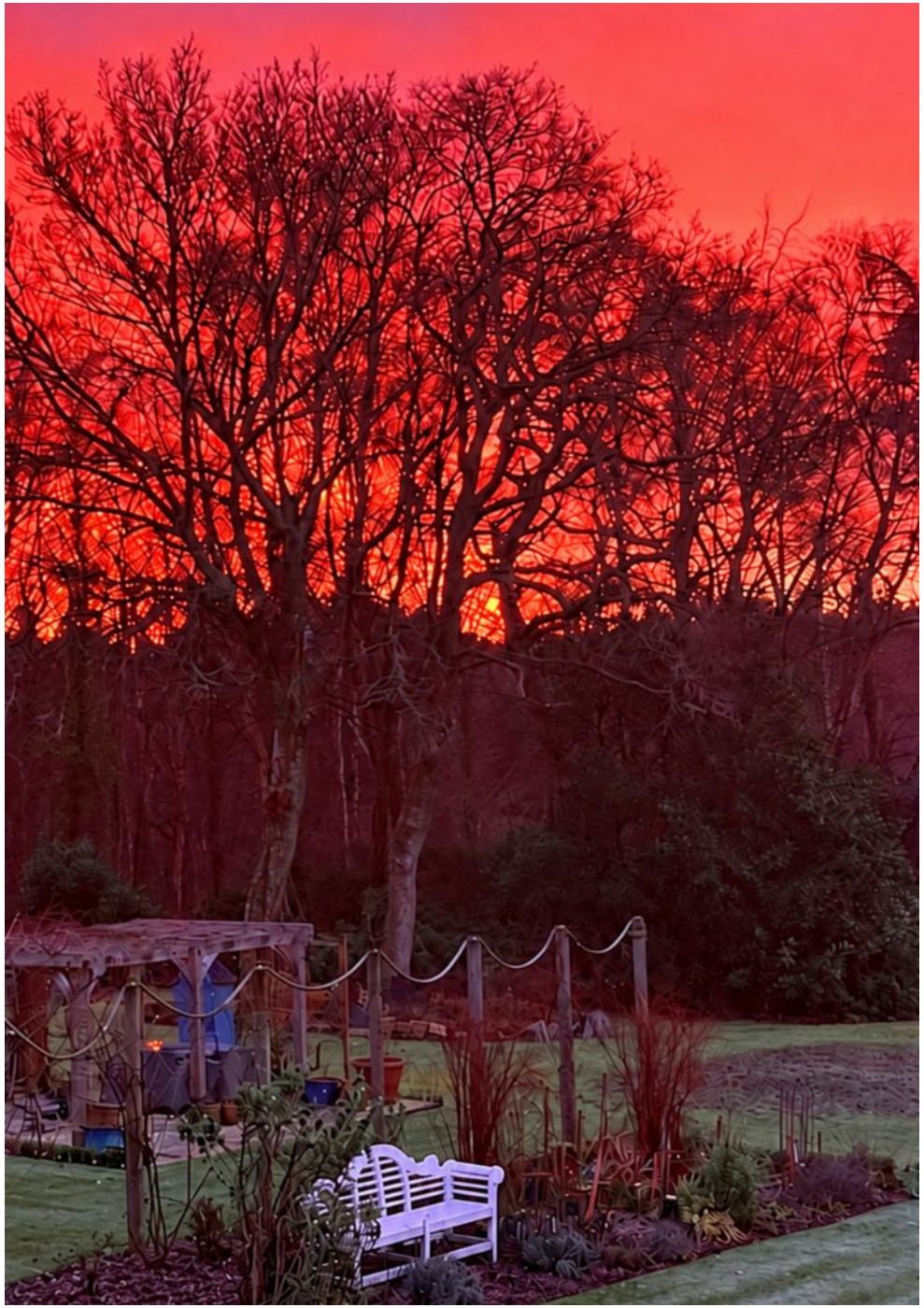
A double garage provides secure garaging, with a workshop to the rear offering excellent additional workspace.

Within the gardens is a further detached one-bedroom self-contained garden studio, comprising a kitchenette/dining area, sitting room, double bedroom and shower room.

A variety of further outbuildings contain a boiler room, oil tank, a gardeners WC & storage.







Additional Information

Tenure: Freehold

Council Tax: G

Energy Performance Rating: E Current: 48 Potential: 63

Services: Mains electric and water. Private drainage via a septic tank which the property has the sole use of. The tank is located within the boundary of the property. There is no mains gas supply.

Heating: Oil fired heating

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Parking: Driveway and garage

Agent's Note: There are no Tree Preservation Orders (TPOs) affecting the property.



The Situation

Despite its peaceful rural position, the property is remarkably accessible. The property is situated within the New Forest region, with miles of beautiful open countryside and opportunities for walking and riding available just a short walk along the lane. The surrounding landscape provides an exceptional setting for those looking to enjoy the outdoors, whilst the private grounds provide a peaceful sanctuary to return home to.

The historic market town of Ringwood is approximately five minutes away by car, providing an excellent range of everyday amenities, independent shops, cafés, restaurants, pubs and professional services, together with good schooling and convenient road connections.

The south coast is also readily accessible, with the beautiful beaches and coastline around Lymington, Christchurch, Mudeford and Highcliffe approximately 20 minutes away by car, providing an excellent choice of marinas, sandy beaches, coastal walks and waterside activities.

The location therefore provides a particularly attractive balance: a wonderfully private and secluded country setting surrounded by open countryside, whilst remaining within easy reach of Ringwood, the New Forest and the coast.

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.



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