



Sandmartins

Rockford, Ringwood, BH24 3NA



SPENCERS





SANDMARTINS

ROCKWOOD • RINGWOOD

A beautifully presented thatched cottage, believed to date back to the 1700s, occupying approximately 1.3 acres in the sought-after New Forest hamlet of Rockford. Full of original character, the property offers versatile four-bedroom accommodation set within beautifully maintained gardens, with useful outbuildings and a private gated in-and-out driveway with cattle grid.

Enjoying an idyllic forest setting, the cottage benefits from direct access to the New Forest, far-reaching views across neighbouring paddocks and a wonderful sense of peace and seclusion, while remaining conveniently placed for the nearby market town of Ringwood.

Ground Floor

Kitchen/Breakfast Room • Sitting Room • Dining Room • Drawing Room • Study • Snug • Utility Room • Two Cloakrooms

First Floor

Principal Bedroom with En Suite Shower Room • Three Further Bedrooms • Family Bathroom

£1,750,000





The Property

Dating back to the 1700s, this beautifully presented thatched cottage seamlessly combines timeless character with modern-day comfort. Occupying an idyllic position within approximately 1.3 acres of gardens and grounds.

The property enjoys direct access to the open New Forest with uninterrupted views across neighbouring paddocks, creating a truly enviable lifestyle setting.

This beautifully kept home showcases exposed beams, two staircases, magnificent inglenook fireplace, with a Mendip wood-burning stove, forming the focal point of the elegant dual-aspect sitting room.

A welcoming entrance hall leads to a useful study and cloakroom, while the impressive, recently renewed, kitchen/dining room has been thoughtfully designed for both relaxed family living and entertaining.

The kitchen comprises a central island, granite worktops, an electric Aga and aluminium bi-fold doors opening onto a generous sun terrace, this exceptional space enjoys wonderful views across the gardens and surrounding countryside.

A separate utility/boot room provides valuable additional storage and practicality.

The first floor offers four well-proportioned bedrooms arranged over two staircases, enhancing both the character and flexibility of the accommodation.

The dual-aspect principal bedroom enjoys delightful garden views and fitted wardrobes, while a second bedroom benefits from an en-suite shower room.

The remaining bedrooms provide versatile accommodation, with one leading through to another, making them ideal for children, guests, a dressing room or home office. A contemporary family shower room completes the first-floor accommodation.









FLOOR PLAN

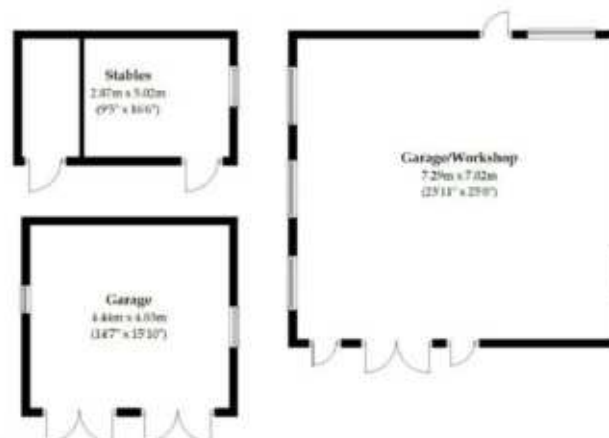
Ground Floor
Ground Floor: approx 139.4 sq.metres (1500 sq. feet)



First Floor
First Floor: approx 116.2 sq.metres (1250 sq. feet)



Outbuildings

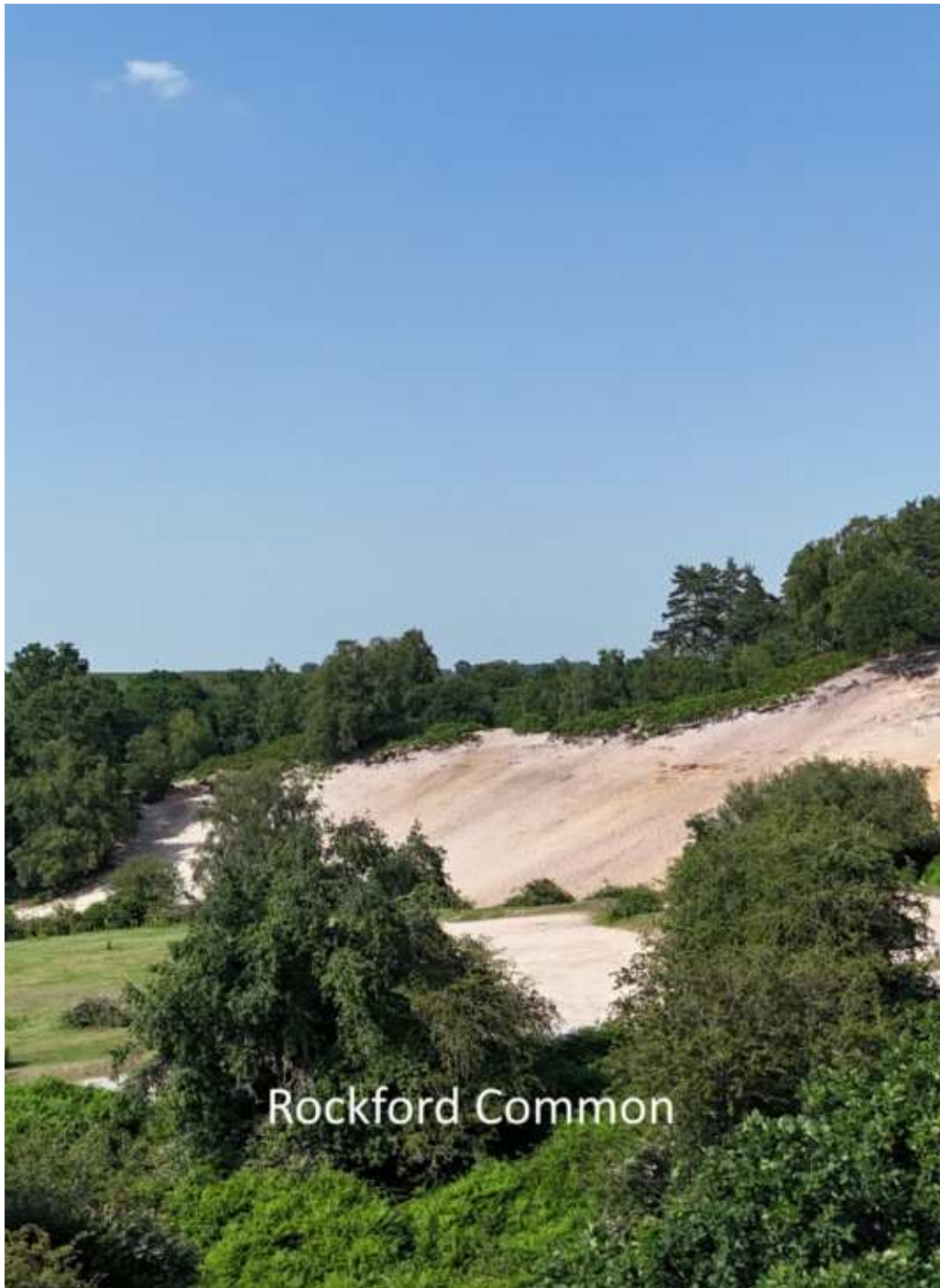


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood.







Grounds & Gardens

Outside, the grounds are a particular feature of the property. Beautifully established gardens are complemented by a generous vegetable plot, a selection of useful outbuildings and picturesque views over adjoining paddocks.

Direct access to the New Forest offers endless opportunities for walking, cycling and riding straight from the doorstep, while the gated in-and-out driveway with cattle grid provides ample parking, privacy and ease of access.

The Situation

Nestled within the picturesque hamlet of Rockford, in the heart of the New Forest National Park, the property enjoys an outstanding countryside setting surrounded by open forest, ancient woodland and heathland. Miles of scenic walking, cycling and equestrian routes can be accessed directly from the property, while a traditional country pub is within easy reach.

The nearby market town of Ringwood offers an excellent selection of independent shops, cafés, restaurants and everyday amenities. Superb road connections via the A31 and A338 provide convenient access to Bournemouth's award-winning coastline, Salisbury, Southampton and the M27, with onward links to London.

Property Video

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





Additional Information

Tenure: Freehold

Council Tax: G

Energy Performance Rating: E Current: 53 Potential: 72

Utilities: Mains electricity and water (the water supply is not on a meter). 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

Broadband: FTTP -Fibre to the property directly. Ultrafast downloads speeds of up to 1800 Mbps are available at this property (ofcom).

Parking: Private driveway and garage

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 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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