

Symonds
& Sampson



Fritham Grange

Fritham, Lyndhurst, Hampshire,

Fritham Grange

Fritham
Lyndhurst
Hampshire
SO43 7HJ



- Country home in a private position
- Range of traditional outbuildings
 - Stables and garage
- Directly adjoining the open New Forest National Park
 - About 26.82 acres (10.8 ha) in total
- For sale by Private Treaty as a whole or in three lots

For Sale by Private Treaty

Freehold with vacant possession on completion

EPC - F
Council Tax Band - G



SITUATION

Fritham Grange is set in an elevated and tranquil position nestled in the heart of the New Forest National Park in the village of Fritham. Part of the property adjoins the open forest with direct access onto the North Bentley Enclosure boasting excellent outriding opportunities. The small village of Fritham has a charm about it with a popular Public House, The Royal Oak, and the man-made gunpowder mill pond Eyeworth Pond. As well as a wealth of walks there is also an excellent network of cycle trails where you will encounter the roaming New Forest ponies and other animals.

The nearby bustling village of Lyndhurst affectionally known as the capital of the New Forest with its popular High Street lies just 8 miles away offering a variety of independent shops and local convenience stores. The larger port city of Southampton lies 18 miles to the east boasting a wealth of shopping and year-round programme of events and activities. It also has an airport and mainline rail connection to London Waterloo. The pretty and quieter Cathedral city of Salisbury lies 15 miles to the north.

Whilst surrounded by beautiful countryside there are good road connections both east and west with the nearby M27 providing access to Southampton for shopping, leisure facilities and the airport whilst the A338 provides access to the coastal resort town of Bournemouth.





LOT 1

Accessed from a private tree lined avenue leading to a sweeping driveway, Fritham Grange is an attractive brick built property with decorative hanging tiles on the east and west elevations. The generous and spacious accommodation has been updated over many years and would benefit from some modernisation. The large sitting room and generous master bedroom suite with views across the valley are particular highlights of the property as well as the garden with its beautiful established borders and pretty pathways. There is also a garage with separate w/c and an additional triple garage.



Please see floorplan for accommodation and measurements.

The traditional outbuildings and seven stables have direct access from the yard to the grazing land. A summerhouse adjoins the traditional farm building enjoying views over the land and pond.

The undulating grazing land included within Lot 1 amounts to approximately 11 acres and has been used for grazing and haymaking in recent years. The property is ring fenced with internal access between all fields. There are also 2 acres of woodland and 2.85 acres of amenity land surrounding the pond which is a haven for wildlife.

LOT 2

A gently sloping permanent pasture field totalling 5.49 acres (2.22ha) with a useful three-bay steel framed open fronted building. There is direct access onto the open Forest providing endless opportunities for horse riding and other activities.

LOT 3

A parcel of 3.25 acres (1.31ha) of permanent pasture with timber pole barn, and direct access onto the open Forest.

ACCESS

Access to Lots 2 and 3 is via a right of access over the gravelled track leading off Hickmans Lane.

Fritham, Lyndhurst

Approximate Area = 3514 sq ft / 326 sq m (includes garage)

Outbuilding = 1743 sq ft / 162 sq m

Total = 5257 sq ft / 488 sq m

For identification only - Not to scale



FOREST RIGHTS

We understand that the property benefits from Forest Rights including Common of pasture.

SERVICES

Mains water and electricity to house and outbuildings. Calor gas central heating to house. Private drainage to septic tank.

DIRECTIONS

Leave Salisbury on the A36, after approximately 10 miles turn right onto the Lyndhurst Road/B3079 passing through Landford. After 1.5 miles turn right onto Forest Road and follow the road through Nomansland continuing straight at the crossroads and staying on Forest Road. Take

the next right turn signposted Fritham and continue for approximately half a mile continuing past the telephone box. The brick pillared entrance for Fritham Grange is then on your left identifiable by our sale board.

AGRICULTURAL SCHEMES

The land is registered with the RPA. Delinked payments will be retained by the current owners. The land is not entered into a Countryside Stewardship Scheme.

RIGHTS OF WAY

A public footpath crosses the small paddock to the north of the house and buildings before then crossing through the small block of woodland on the northern boundary where it then enters the neighbouring land.

DESIGNATIONS

The property lies within the boundary of the New Forest National Park.

Parts of the land directly adjoin the New Forest SSSI, New Forest Ramsar Site, a Special Area of Conservation and Special Protection Area.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Jack Edwards on 01722 334323.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		<p>6</p> <p>27</p>	
<p>Not energy efficient - higher running costs</p>			

Fritham Grange



Scale 1:2,500
@ A4

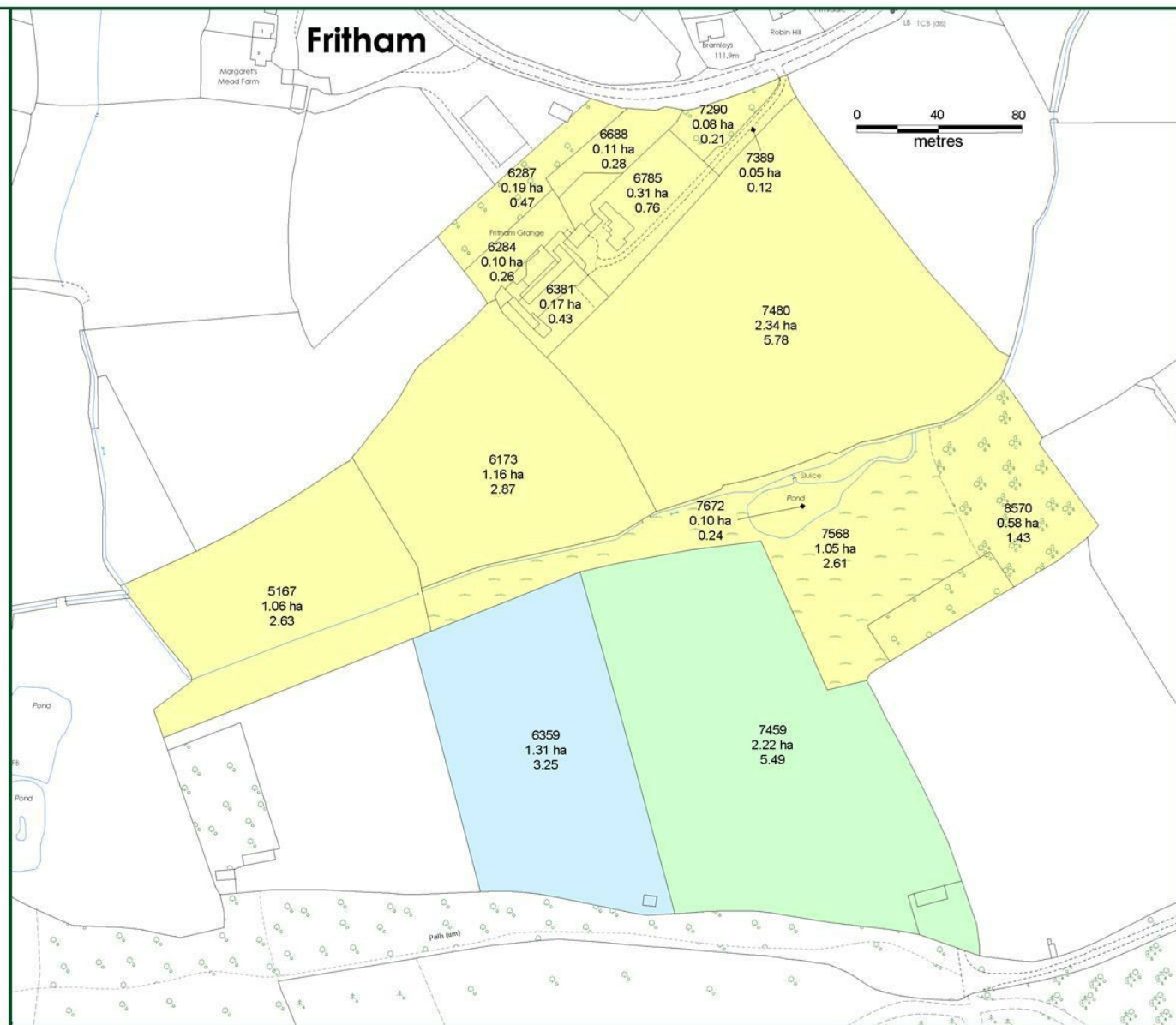
Key

- Lot 1 (7.30 ha/ 18.09 ac)
- Lot 2 (2.22 ha/ 5.49 ac)
- Lot 3 (1.31 ha/ 3.25 ac)

Based on Ordnance Survey 1:2,500
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Drawing No X19561-02 Date 18.10.24

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