

An aerial photograph of a rural farm property. In the foreground, a brick house with a tiled roof sits on a green lawn, with a paved driveway and two cars parked nearby. To the left of the house is a large, rectangular glass-covered structure, likely a greenhouse or polytunnel. Behind the house is a fenced-in garden area with a trampoline and a small play structure. To the right of the house is a large, long, white-painted wooden barn with a corrugated metal roof. Further back, there are more farm buildings and a large, open green field. The background is filled with dense trees, some showing autumn colors, and a few houses are visible in the distance. The overall scene is a peaceful, rural landscape.

Symonds
& Sampson

Flaxfield Farm

Fordingbridge, Stuckton

Flaxfield Farm

Fordingbridge

Stuckton

SP6 2HE



- Set within the New Forest
- Four-bedroom bungalow subject to an Agricultural Occupancy Condition
 - Former poultry buildings 1877.6 sq. m (20211 sq. ft)
 - Level pastureland
 - In total around 6.69 acres (2.71 hectares)
 - Guide Price £900,000
 - Freehold
 - For Sale by Private Treaty

Guide Price £900,000

Freehold

For Sale by Private Treaty

Salisbury
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INTRODUCTION

Flaxfield Farm is a charming, ring-fenced smallholding featuring a four-bedroom detached bungalow called 'Mi Casa' that is subject to an agricultural occupancy condition. Additionally, it features former poultry sheds and pastureland, situated in the highly desirable area of Stuckton within the New Forest.

SITUATION

Flaxfield Farm is situated in a scenic rural area of the New Forest, specifically in the hamlet of Stuckton. This location is conveniently close to various amenities, including a pub and restaurant, with the nearest town, Fordingbridge, located approximately 1.4 miles to the north of the hamlet. Fordingbridge offers a diverse selection of daily necessities, featuring numerous independent shops, cafes, and restaurants. The area benefits from excellent road links, providing swift access to the A338 and A31, which connect to the broader M27 transport network. Bournemouth International Airport is located within 15 miles and regularly operates flights to destinations in Western Europe and the Mediterranean. Salisbury Railway Station, situated 12.3 miles away, offers direct services to London Waterloo, with a travel time of around 90 minutes.

MI CASA

A four-bedroom detached agriculturally tied bungalow, set in a tranquil spot. The living space comprises a kitchen/breakfast room, a generous sitting/dining room, a study, four ample bedrooms, a sizable family bathroom, and a separate WC. Outside, the property boasts a large front and rear garden extending to 0.34 acres, which is presently maintained as a lawn.

Micasa, Stuckton, Fordingbridge

Approximate Area = 1687 sq ft / 156.7 sq m
Outbuilding(s) = 20211 sq ft / 1877.6 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 22089 sq ft / 2052 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 2025. Produced for Symonds & Sampson. REF: 1369002



THE POULTRY SHEDS

The poultry sheds comprise two buildings, covering an approximate area of 1877.6 square meters. These sheds are equipped with concrete hard standing, allowing direct access to the adjacent pastureland. Each shed features a timber frame, concrete flooring, and an aluminium/tin sheet roof, and they are designed with ridge and side ventilation. Both buildings are equipped with separate silo bulk storage food bins and have connections for mains water, gas, and electricity. The electrical

boards have undergone upgrades in recent years.

THE LAND

The land is presently entirely designated for pasture and encompasses approximately 4.5 acres. The soil is characterised as freely draining, slightly acidic loam, and the topography is gently undulating. There is excellent roadside access, and all fields are enclosed with internal gateways. The land is well-suited for grazing and grass production. A public footpath runs along the western boundary.

SERVICES

Mains water
Mains electricity
LPG gas heating

DESIGNATIONS

Situated in the New Forest National Park

Within a Site of Special Scientific Interest

LOCAL AUTHORITY

New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA
023 8028 5000
www.newforest.gov.uk

Micasa, Stuckton, Fordingbridge

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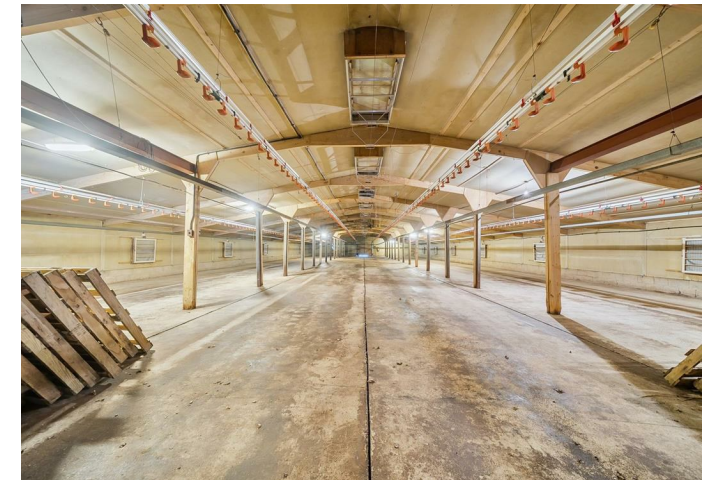
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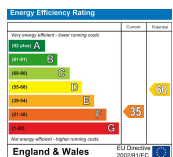
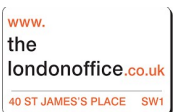
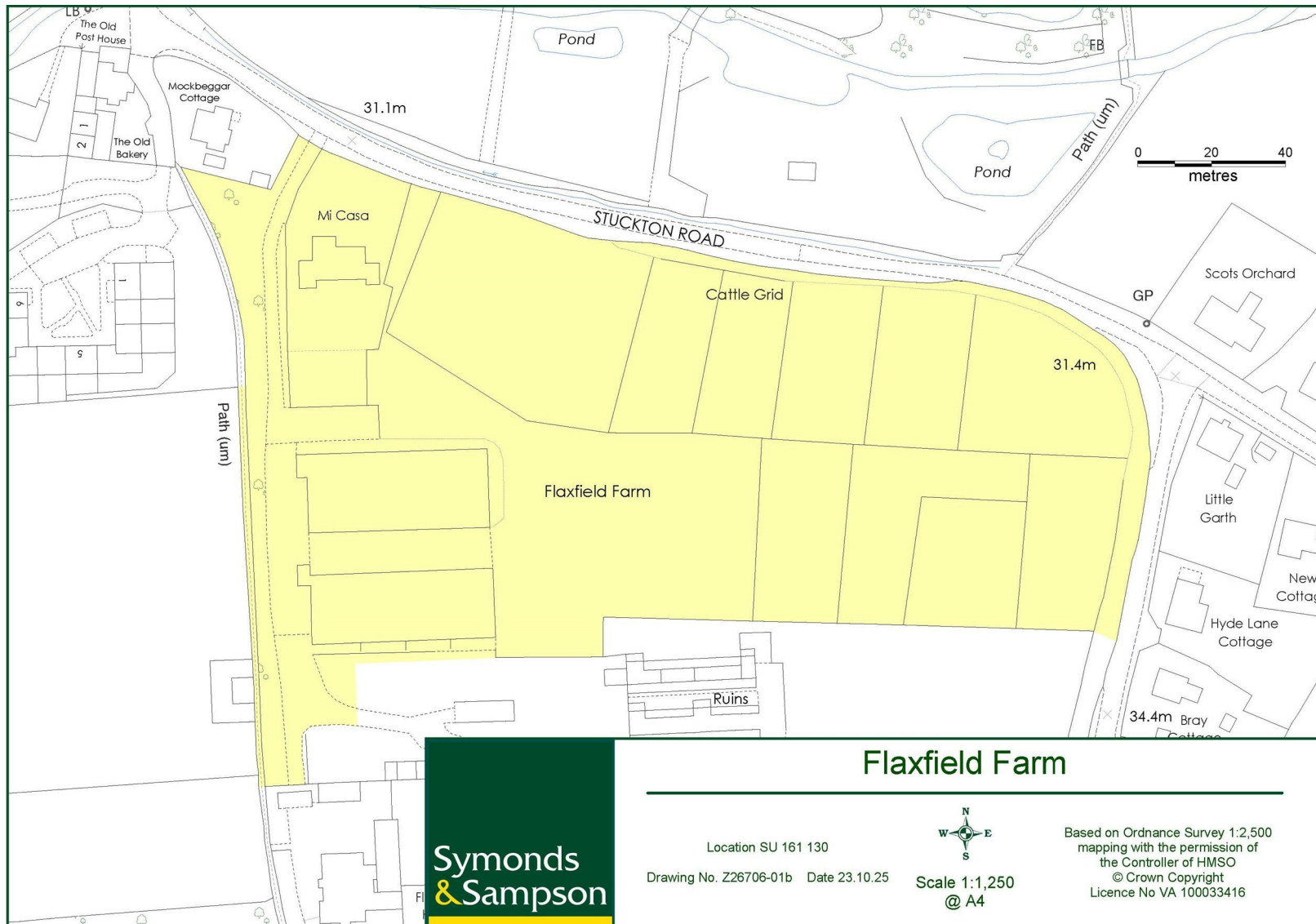
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