

**Compton Cottage, Ivy Lane**  
Blashford, Ringwood, BH24 3PH



**MEYERS**  
MOVING BEYOND EXPECTATIONS





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# Offers In Excess Of: £850,000

Situated in a semi-rural location, Blashford is a small hamlet on the edge Ringwood. This period country home benefits from a large wrap around garden with a lake backdrop and views from Bedroom one and two. The versatile family home has been extended over the years to provide spacious living accommodation to include five bedrooms, two bath/shower suites, a sitting room and separate drawing room, farm house style kitchen/dining room with a boot room, utility and WC. Also benefitting from multiple off road parking spaces and no onward chain.

 2  5  3  Multiple

- Five Double Bedroom Period Country Home
- Character Features Throughout with a Wonderful Inglenook Fire
- Open Beams / Farm House Kitchen
- Lake Backdrop and Views from Bed 1 and Bed 2
- Generous Wrap Around Private Garden
- Off Road Parking for Multiple Vehicles
- Located on the Edge of the New Forest National Park
- No Onward Chain
- 2377 SQFT

## **Entrance lobby/Hallway**

Entering the property via the farm house style front door, you are greeted with an impressive and spacious lobby area which has an 'Arts and Crafts' style stair case which leads to the first floor. An internal door provides access the sitting room from here with the hallway providing access to the remaining ground floor accommodation. Original features include stained glass windows, open beams and wood block parquet flooring. An area within the hallway provides an ideal space for a study or perhaps an accent chair and bookcase.

## **Kitchen/Dining/Family Room**

The farm house style kitchen is the hub of the property and offers a range of base and wall units with a slate style worksurface with an inset sink

and mixer tap. Appliances include a built in Neff oven and microwave, a Zanussi Induction hob, wine cooler and there is space and plumbing for a dishwasher and fridge freezer. Other features include tiled flooring, a walk in pantry and there is ample space for a six/eight seater dining table. The impressive Inglenook fire has a log burner style gas fire with a clay tile hung chimney above and herringbone brick surround, which really does give you the 'WOW' factor. There is also space for a sofa or chairs.

## **Boot Room/Laundry Room/Ground Floor WC**

Accessed via an internal door in the kitchen or back door to the property the spacious boot room is the perfect space to kick off the muddy wellies. The flooring is laid to tile which flows into the kitchen and there

is space for a bench seat and sideboard. An internal door leads into the laundry room from here which has space and plumbing for the washing machine and tumble dryer, there is further shaker style floor cupboards with a contrasting worksurface and a built in storage cupboard with shelving. Back into the boot room, another internal door then leads into the ground floor WC, there is further storage, a worktop and inset stainless steel sink and mixer tap. The recently replaced boiler is also located here.

## **Sitting Room**

The spacious sitting room is located within the extended part of the home and is flooded with natural light being triple aspect with windows overlooking the side and rear garden with French doors opening out to the patio area this room. A gas fireplace

provides a lovely focal point and has a decorative tile and mantle surround.

## **Drawing Room**

The drawing room is located off the lobby and is double aspect with views to the side and front with a centralised fire place with a slate hearth and mantle surround, with a feature arched alcove to one side and another alcove for a log store. This room is the perfect place to relax on those winter evenings.

## **First Floor Landing**

The first floor landing provides access to all five double bedrooms, bathroom and shower room, airing cupboard and eave storage cupboard. Windows provide views over the garden.

### **Bedroom 1**

The primary bedroom is double aspect with views over the rear garden and lake beyond. There is ample space for a king size bed, free standing furniture and also benefits from a fitted cupboard.

### **Bedroom 2**

A similar size to the primary bedroom with a dual aspect view of the garden and lake. Again benefitting from a fitted wardrobe. Bedroom one and two could be easily opened up to create a large primary suite if required.

### **Bedroom 3**

Another double bedroom which is dual aspect with views to the front and side, with a fitted wardrobe and picture rails.

### **Bedroom 4**

Double aspect room with space for

a king-size bed and freestanding wardrobes. Also featuring picture rails.

### **Bedroom 5**

Another double bedroom with a view to the side aspect and fitted wardrobe

### **Family Bathroom**

The family bathroom is fully tiled and comprises a low-level WC, traditional style basin and pedestal with Victorian style taps, column radiator and towel. The bath is also enclosed with tiles with Victorian a mixer tap and handheld shower attachment.

### **Shower Room**

Fully tiled shower room with a basin and mixer taps, low-level WC, walk in shower enclosure with overhead shower attachment and mixer valves and a column radiator and towel rail.

### **Externally**

The property is accessed via the five bar gate with brick piers, enclosed with a brick wall and fencing. The sweeping gravelled driveway provides space for multiple vehicles and there is space to build a double garage or workshop if required.

The generous size garden is mainly laid to lawn with established trees fence boundaries. A patio is laid to the sides and rear of the property which provides the perfect space for outdoor dining.

### **Location**

The property is situated in a small hamlet on the outskirts of Ringwood, moments from the open New Forest and National Park with Ringwood Town Centre and the sought after schools within approx 1.5 miles. The bustling market town of

bustling market town of Ringwood is located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live just a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

*\*Viewing is highly recommended to appreciate this wonderful, spacious, period family home\**

**Drainage** – Septic Tank

**Mains** – Gas and Electricity

**District** - New Forest Council

**Tenure** - Freehold

**Council Tax Band** – H







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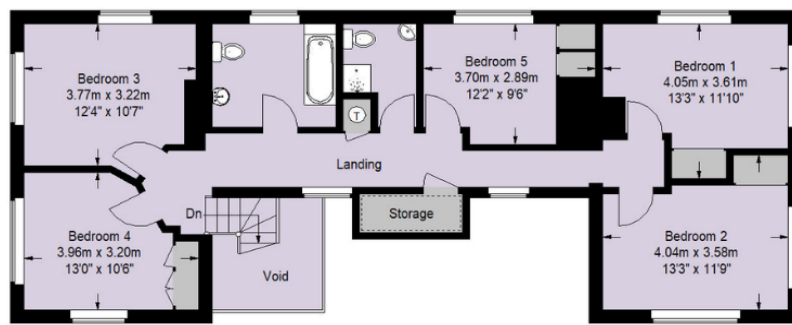


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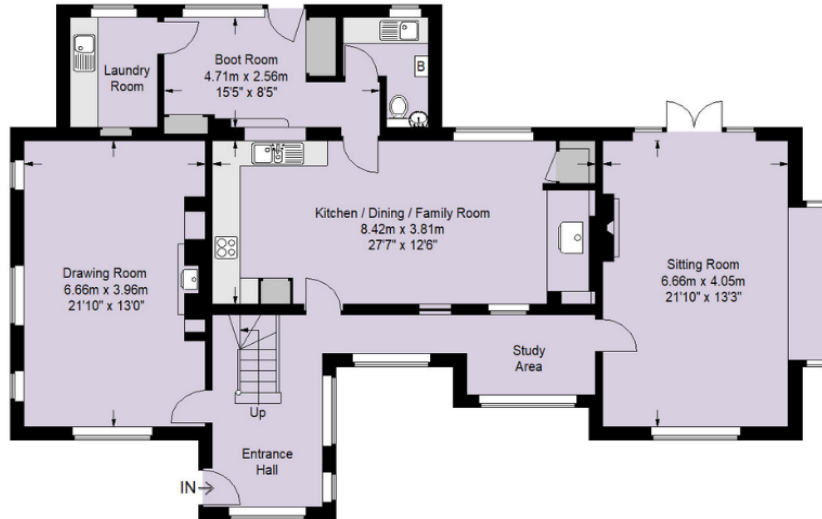


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FIRST FLOOR



GROUND FLOOR

PARKING: 

IVY LANE, BLASHFORD  
RINGWOOD  
BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	1407 SQ FT
FIRST FLOOR AREA	970 SQ FT
TOTAL FLOOR AREA	2377 SQ FT
COUNCIL TAX	H
EPC RATING	E
APPROXIMATE UTILITY COSTS	

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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