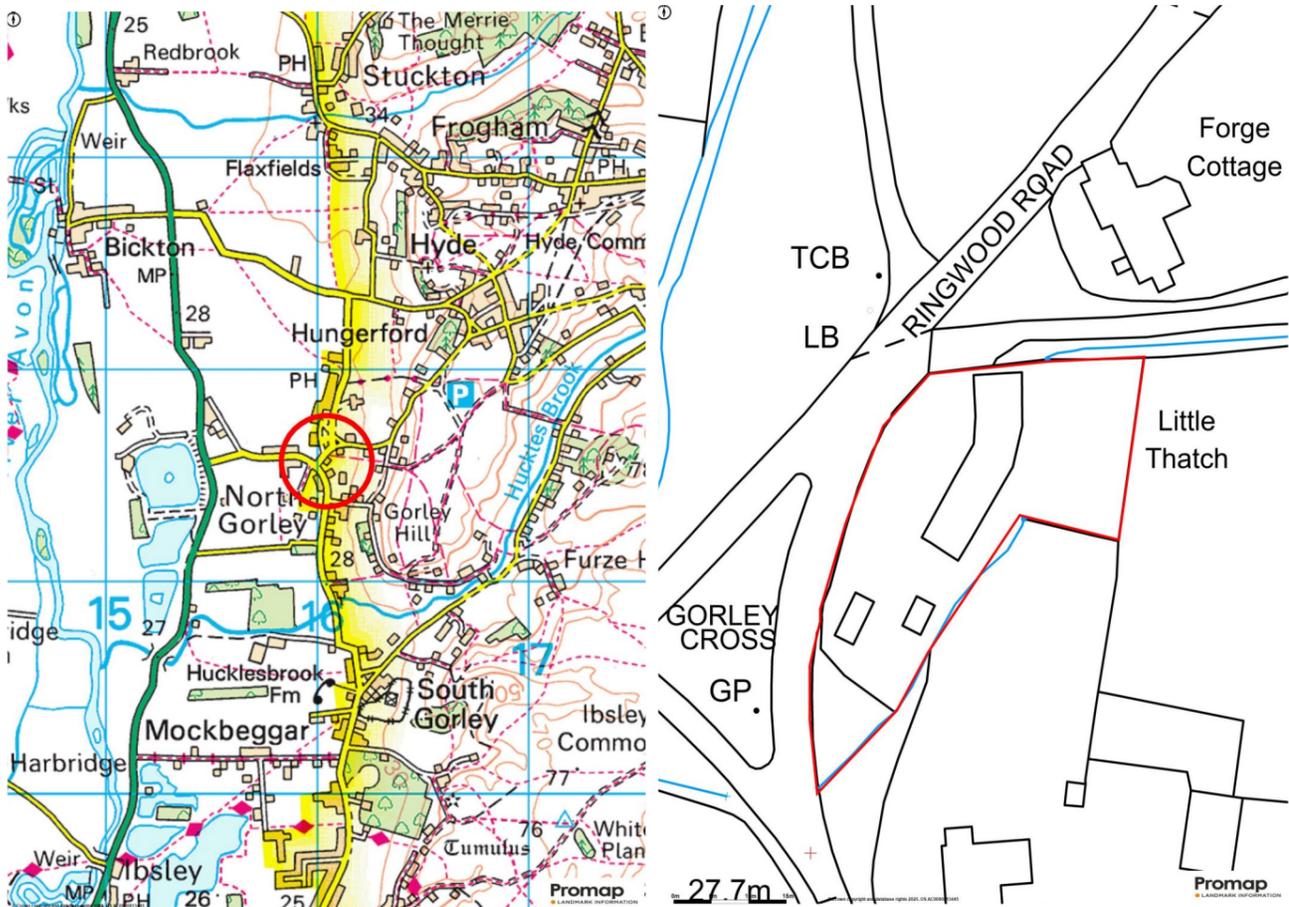


Adw03382/6/25

Little Thatch, North Gorley, Fordingbridge SP6 2PE



A stunning, modern (built 2023) family home within the New Forest National Park.

Spacious hall, family kitchen/dining room, sitting room, study, boot room, bathroom/WC, principal bedroom with dressing room and en-suite shower room/WC, bedroom 2 with en-suite shower room/WC, 2 further double bedrooms and family bathroom/WC. Air source heat pump. Double glazing. Delightful cottage style garden and kitchen garden. Generous parking. No forward chain. EPC band B.

Guide Price: £1,250,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band: G Amount payable 2024/25: £3682.70

Services: Mains water and electricity. Private drainage .

Location: The property enjoys an enviable yet convenient position within the New Forest village of North Gorley.

To locate: From our office in Fordingbridge, proceed southwards on the A338 in the direction of Ringwood. After approximately 1½ miles, turn left into Lawrence Lane continue over the cattle grid, bearing left and the cottage will be located on the right-hand side.

The village of North Gorley has a public house with the nearby villages of Frogham and Hyde having a village hall, a church, pre and primary schools, farm shop/garden centre and café. Fordingbridge offers a good selection of independent shops and eateries, a building society, public library and churches of various denominations. Schooling is in the neighbouring village of Hyde (primary) which feeds into Burgate School and Sixth Form in Fordingbridge. There are a number of private schools in the area, including Forres Sandle Manor in Sandleheath and Moyles Court School near Ringwood. The area is convenient for access to a number of important centres with Salisbury approximately 11 miles north, Ringwood and Bournemouth 6 and 18 miles to the south and Southampton approximately 20 miles to the southeast. Junction 1 of the M27 can be reached at Cadnam, about 10 miles distant via the B3078. On the doorstep, the New Forest offers thousands of acres of heath and woodland, ideal for keen walkers, cyclists and horse riders to enjoy.

Little Thatch comprises a recently rebuilt (2023) thatched cottage built to exacting standards with facing brick elevations under a clay tiled roof, its name being a nod to its history, the property has retained the character of the New Forest cottage it replaced while embracing modern building standards, including heating via an air source heat pump, under floor heating throughout the ground floor and bespoke double glazed wooden windows. The spacious and flexible accommodation has generous rooms sizes with a fabulous family kitchen/dining room with French doors to a patio providing a perfect setting for al-fresco dining and entertaining. A beautifully proportioned sitting room has the option to install a wood-burning stove if required with a chimney in place. Thoughtfully designed with a spacious hall giving access to all principal rooms on the ground floor, a door from the gravel driveway to the boot room, fitted with useful storage and hanging space, is perfect for life in the New Forest.

Oak and tiled storm porch with front door to the spacious hall: Airing cupboard with pressurised water tank. Laundry cupboard with space and plumbing for washing machine and dryer. Under stairs cupboard. Stairs to first floor.

Sitting room: A generous triple aspect room with French doors to garden. Chimney in place to take lining for a wood burning stove if desired.

Study: With a view to the rear of the property.

Bathroom: Panelled bath. Walk-in shower with glass screen. Wall hung washbasin. WC.

Boot room: Fitted with a range of base and wall cupboards, deep drawers and tall cupboards. Door to driveway.

Kitchen/dining room: The heart of the home is a stunning modern handleless kitchen with a central island unit, generous storage with base cupboards, pan drawers, wall units, larder and space tower storage. "Corian" work surfaces. Integrated appliances include a Quooker Flex boiling water tap dishwasher drawers, microwave combination oven, warming drawer and under counter freezer. Space for a range cooker and fridge freezer. Dining area with 2 sets of French doors to the garden.

Stairs from hall to first floor landing: Linen cupboard. 2 radiators.

Bedroom 1: Fitted wardrobes. Radiator. Walk-in wardrobe with hanging space, drawers and shelving.

Ensuite: Walk-in shower. Vanity washbasin with drawer storage. WC. Heated towel rail.

Bedroom 2: Built-in wardrobes. Radiator.

Ensuite: Walk-in shower. Vanity washbasin. WC. Heated towel rail.

Bedroom 3: Radiator.

Bedroom 4: Radiator.

Family bathroom: Panelled bath. Walk-in shower. Vanity washbasin. WC. Mirror fronted wall cupboard. Heated towel rail.

Outside: The enclosed garden offers a high degree of privacy and is laid mainly to lawn with an established native hedge boundary to the front and thoughtfully planted herbaceous cottage style borders. A gate leads to the kitchen garden, not currently used as such but could easily be brought back into use.

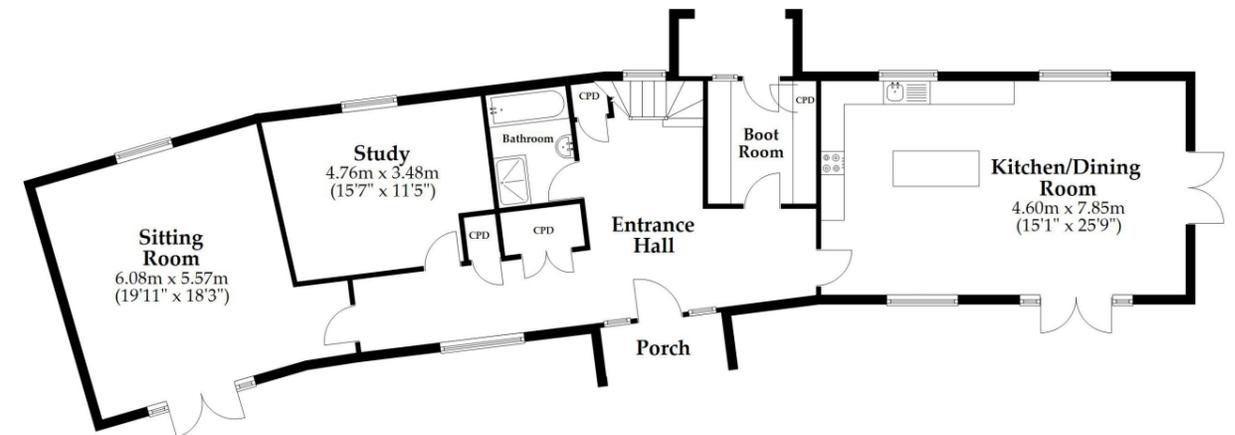
The generous driveway to the rear is accessed through a 5 bar gate and has space, and permitted development permission, to build a garage if required.



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

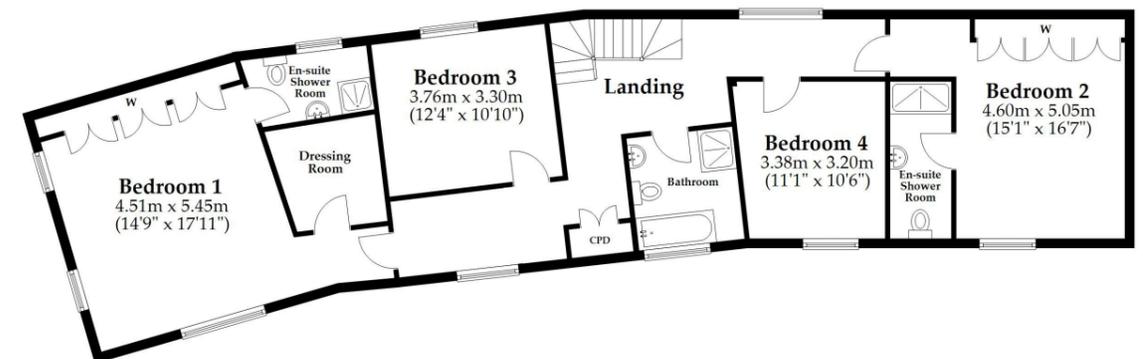
Ground Floor

Approx. 119.7 sq. metres (1288.6 sq. feet)



First Floor

Approx. 113.3 sq. metres (1219.4 sq. feet)



Total area: approx. 233.0 sq. metres (2508.0 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

