



Adw03376/06/25



# Five Acres, Lawrence Lane, North Gorley, Fordingbridge SP6 2PG



**An equestrian property with self-contained annexe offering income potential.**  
**A detached family home with adaptable accommodation, detached 1 bedroom annexe and 5 acres of paddocks, stabling and outbuildings conveniently located on the edge of the New Forest National Park.**

Hall, kitchen/dining room, sitting room, office/bedroom 4, boot/utility room, cloakroom/WC, 2 double and 1 single bedrooms, en suite shower room/WC and family bathroom/WC. Gas fired central heating. 0.3 acre garden. 5 acres of paddocks with stabling and outbuildings. EPC band D. No forward chain.

**Guide Price: £1,100,000 Freehold**

Viewing: Strictly by prior appointment through above sole agents.

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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: F Amount payable 2025/26: £3191.67

**Services:** Mains water, electricity and gas. 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 and the property will found on the left hand side.

The village of North Gorley has a public house with the nearby villages of Frogham and Hyde having a village hall, church, primary school, farm shop/garden centre and café. Nearby Fordingbridge offers a good selection of independent shops and eateries, a building society, public library and churches of various denominations. Schooling is located in Hyde (primary) which feeds in to Burgate School and Sixth Form in Fordingbridge. There are a number of private schools in the area, with 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 south east. 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 for keen walkers, cyclists and horse riders to enjoy.

Five Acres offers a fabulous equestrian property with well-drained paddocks enclosed with post and rail fencing, fields shelters, stabling and storage located a short ride from the New Forest National Park. A family home providing flexible accommodation and benefitting from a detached annexe finished to a high standard which offers potential income as a holiday let if desired.

**Upvc stable door to hall:** Karndean flooring that continues throughout the majority of the ground floor. Radiator. Built-in cupboards and display cabinet. Stairs to first floor.

**Utility/boot room:** Wall and base cupboards with laminate work surfaces and bowl sink. Space for washing machine and dryer. Ceramic tiled floor.

**Cloakroom:** Vanity washbasin. WC.

**Office/bedroom:** Ceramic tiled floor with under floor heating.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Granite work surfaces. Ceramic sink. Wine rack. Integrated dishwasher and microwave. Range cooker. Electric under floor heating. Open to:

**Dining area:** French doors to garden. Radiator.

**Sitting room:** Fireplace with wood burning stove fitted. French doors to garden. Radiator.

**Stairs from hall to first floor landing:** Linen cupboard with Gas fired combi boiler and water softener. Access to roof space. Radiator.

**Bedroom 1:** Fitted wardrobes. Radiator.  
**En suite:** Shower enclosure with mains shower. Pedestal washbasin. WC.

**Bedroom 2:** Fitted wardrobes. Radiator.

**Study/bedroom 3:** Radiator.

**Family bathroom:** Panelled bath with shower over. Washbasin. WC. Electric under floor heating.



Note: Some measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

