



RINGWOOD LODGE, RIPLEY, BRANSGORE, BH23 8EL

Auction Guide Price £400,000



AUCTION GUIDE £400,000

IMPORTANT NOTICE: This is an occupied property. Do not attend without a pre-arranged appointment. Unauthorised access to the grounds or buildings is prohibited. All enquiries and viewings must be arranged directly through Danehurst Estate Agents.

AUCTION, CASH BUYERS ONLY
Guide Price £400,000
Bridging finance options available on request

A charming and individual Grade II listed thatched converted gate lodge, believed to date back to the 1870s, set within just over an acre of private grounds in a delightful semi-rural location.

The property has been sympathetically refurbished in recent years, blending period character with modern convenience. Improvements include a stylish fitted kitchen and bathroom suites, re-wiring, replacement hardwood windows, and a new boiler. The kitchen and parts of the ground floor now require remedial works following the flooding in January 2026.

In addition to the main house, there is a fully plumbed garden pod providing versatile ancillary accommodation, comprising an office or bedroom, sitting area, open-plan kitchen and shower room. This offers flexibility for a variety of uses, subject to any necessary consents. The garden pod was not affected by the floodwater.

The grounds are a particular feature, extending to just over an acre and offering privacy and space. Within the grounds there is also a substantial three-bay car port, providing covered parking and additional storage.

Flooding & Insurance

The property experienced flooding in January 2023 and January 2026. We are advised that there were no flooding events during the current ownership between 2015 and 2023. It is eligible for insurance under the UK Government-backed Flood Re. <https://www.floodre.co.uk/>

All prospective purchasers must rely on their own enquiries in respect of flood risk, insurance and any mitigation measures.

Note: Prospective buyers must make all necessary independent enquiries prior to bidding, as a successful bid will be legally binding.

• FOR SALE BY PUBLIC AUCTION 30TH APRIL 2026 • APPROXIMATELY 1 ACRE IN TOTAL • CHARACTER GRADE II LISTED COTTAGE • 3 DOUBLE BEDROOMS • PRINCIPLE BEDROOM 20' X 20' WITH EN-SUITE • BEAUTIFUL PRIVATE GARDEN WITH 3 BAY CAR PORT • GARDEN POD, WITH 1 OFFICE/BEDROOM, SHOWER ROOM OPEN PLAN LIVING SPACE • NOTE: SEVERE WEATHER CONDITIONS CAUSED PROPERTY TO FLOOD THIS WINTER • COUNCIL TAX BAND F • AUCTION DATE 30TH APRIL 2026



Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





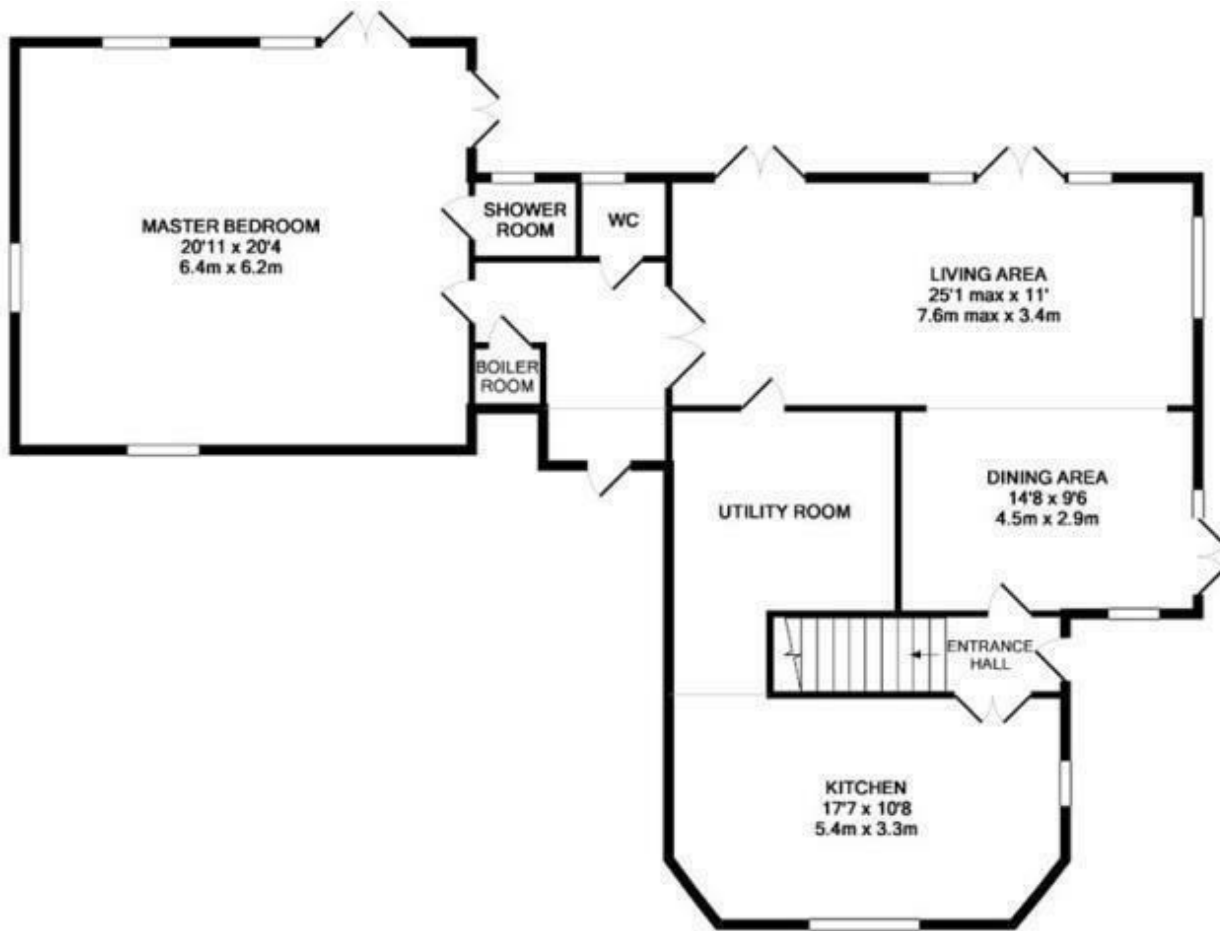
Location

Ripley is a charming semi-rural hamlet set on the edge of the Avon Valley, offering a peaceful lifestyle surrounded by open countryside and nearby forest walks. The neighbouring village of Sopley provides a well-regarded primary school, whilst Bransgore, just a short drive away, offers a range of everyday amenities including local shops, a post office and popular village pubs.

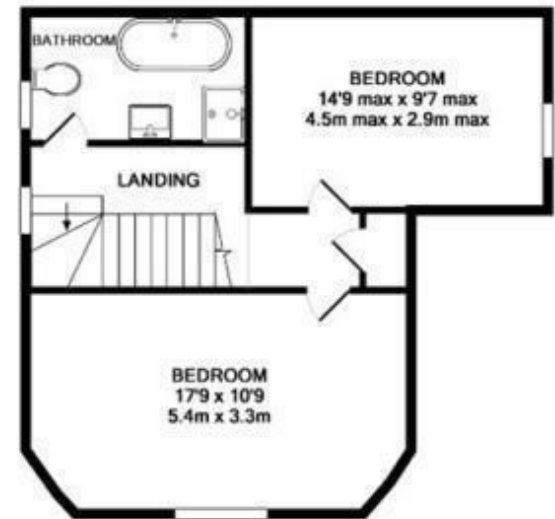
The location is ideally positioned between the historic market town of Ringwood and the coastal town of Christchurch, both offering a wider selection of shops, restaurants and leisure facilities. The beautiful New Forest National Park and the stunning south coast beaches are also within easy reach, making this an ideal setting for those who enjoy both countryside and coastal living.

Excellent transport links are nearby, with the A31 and M27 providing convenient access to Southampton, Bournemouth and beyond, along with mainline railway stations at Christchurch and Bournemouth.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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