

# GOODWOOD, IBSLEY DROVE

Ibsley | Ringwood | Hampshire | BH24 3NW



**M**  
**MEYERS**  
MOVING BEYOND EXPECTATIONS



# Guide Price: £1,000,000

Goodwood is an impressive four/five-bedroom chalet-style residence that has been lovingly owned and carefully maintained by the same family for approximately 40 years. Extensively remodelled and improved around 26 years ago, the property is presented to an exceptional standard throughout and offers versatile, spacious accommodation ideal for modern family living.

Occupying a private and secluded plot of approximately half an acre, the home enjoys beautifully established wraparound gardens, ample driveway parking, and a garage. Situated within the charming hamlet of Ibsley, on the edge of the New Forest National Park, the property benefits from miles of open forest and countryside walks right on the doorstep.

 2  5  4  Garage + Multiple Vehicles

- Beautifully Presented and Maintained Chalet Home
- Owned by the same family for Almost 40 Years
- Approaching 2250 SQFT
- Jetmaster Open Fire Place in Sitting Room
- En Suite Bathrooms to all three First Floor Bedrooms
- Versatile Floorplan with First and Ground Floor Bedrooms
- Rural Location within New Forest National Park on the Doorstep
- Approx 0.5 Acre Plot with Stunning South Facing Private Gardens
- Off Road Parking for Multiple Vehicles and Garage
- Walking Distance to Local Farm Shop

## **Entrance Hallway**

A UPVC composite front door opens into a welcoming entrance hallway featuring tiled flooring, a vaulted ceiling rising to the apex, and a decorative front aspect window allowing excellent natural light. Built-in storage cupboards provide ideal space for coats and shoes. An inner hallway gives access to the ground floor accommodation and includes a walk-in cupboard housing the Growatt solar battery system, inverter, fuse boards, and additional appliance sockets.

## **Sitting Room**

The generously proportioned sitting room enjoys a triple aspect to the front, side, and rear elevations. Sliding UPVC patio doors open onto the rear terrace and covered seating area, creating an excellent indoor-outdoor flow. The room

centres around an attractive brick fireplace with a tiled hearth and timber mantle, flanked by built-in storage and shelving suitable for media equipment and display.

## **Study / Snug / Bedroom Four**

Currently utilised as a home office and snug, this versatile reception room could equally serve as a fourth bedroom. Sliding UPVC doors lead directly onto the rear patio.

## **Ground Floor Bedroom Five**

A spacious ground floor double bedroom overlooking the front garden with ample space for a king-size bed and freestanding furniture. The room is currently arranged with twin beds.

## **Ground Floor Bathroom**

The stylish and contemporary bathroom features a wall-mounted Villerov & Boch WC with

concealed cistern, a vanity wash hand basin with mixer tap and storage beneath, an illuminated mirror, and wall-mounted storage cabinet. There is a walk-in wet-room style shower with rainfall shower head, body jets, and handheld attachment, together with a double-ended bath with waterfall tap. The room is finished with fully tiled walls and flooring and features underfloor heating.

## **Kitchen / Breakfast Room**

The well-appointed kitchen is fitted with a range of traditional-style wall and base units complemented by granite work surfaces, upstands, and windowsills. Features include a stainless steel sink with mixer tap, breakfast bar seating with pull-out storage baskets, and integrated appliances including a fridge, freezer, dishwasher, and washing machine. A Falcon electric Rangemaster with five-ring hob and extractor hood forms the centrepiece of the

kitchen. Tiled flooring and splashbacks complete the space, while windows to the side and rear elevations overlook the garden. A partially glazed UPVC door provides direct patio access.

## **Dining Room**

The spacious dining room enjoys front and side aspects, including a feature bay window with built-in bench seating overlooking the gardens. The room comfortably accommodates a large dining table and benefits from an attractive brick-built chimney feature with integrated wine racks.

## **First Floor Landing**

Stairs rise to a bright galleried landing with feature exposed beams and a Velux window flooding the space with natural light. Access is provided to all first-floor rooms, along with a useful walk-in loft storage area.

## **Bedroom One & En Suite**

The bright and spacious principal bedroom benefits from a rear aspect window and Velux roof light. Fitted wardrobes provide excellent storage with shelving and drawer units. A walk-in cupboard houses the hot water cylinder and solar booster system while offering additional storage space. The en suite bathroom comprises a low-level WC, pedestal wash hand basin with heritage-style fittings, panelled bath, and tiled walls and flooring.

## **Bedroom Two & En Suite**

This generous double bedroom enjoys front and side aspects via Velux windows and benefits from fitted drawers, cupboards, a useful desk area, and

additional fitted wardrobes. An internal hallway leads to the en suite bathroom, which features a low-level WC, pedestal wash hand basin, panelled bath, and tiled walls and flooring.

### **Bedroom Three & En Suite**

A further double bedroom with rear aspect Velux window, fitted wardrobes, dressing table, bookcases, and additional storage. The en suite shower room comprises a low-level WC, pedestal wash hand basin with heritage-style fittings, walk-in shower enclosure with Mira power shower, and tiled walls and flooring.

### **Garage**

The garage benefits from an electric up-and-over door, side access door, and windows to both sides allowing natural

light. There is ample space for vehicle storage together with a useful boarded loft area accessed via a pull-down ladder.

### **Externally**

The property is approached via brick piers and gates opening onto a generous shingle driveway providing extensive parking and turning space. The beautifully landscaped wraparound gardens are a particular feature of the property and offer a delightful mix of mature planting including acer trees, shrubs, wisteria, and established borders. The gardens are predominantly laid to lawn with a large block-paved patio extending directly from the rear of the property, ideal for outdoor dining and entertaining. Additional external features include a greenhouse, garden shed, and timber lean-to log store. The south-facing rear garden adjoins a pleasant outlook over adjoining open fields and is

and is enclosed by fencing for privacy.

### **Additional Information**

The property is fully electric with no gas supply and benefits from individual room thermostats throughout. There is a privately owned solar panel system with battery storage and hot water inverter, together with 12 photovoltaic panels installed.

### **Location**

The property occupies an enviable position within the peaceful hamlet of Ibsley on the north-western edge of the New Forest National Park. Surrounded by thousands of acres of woodland and heathland, the area is ideal for walking, cycling, and horse riding. A highly regarded farm shop and country pub are within walking distance, while the nearby towns of Fordingbridge, approximately 3 miles away, and

Ringwood, approximately 4 miles away, provide an excellent range of shops, cafés, restaurants, leisure facilities, and well-regarded schools. The A338 offers convenient access to Salisbury to the north and Bournemouth and Christchurch to the south, while the A31 connects to the M27 and Southampton. Excellent transport links include nearby airports at Bournemouth and Southampton, mainline rail services from Salisbury, and National Express coach routes from Ringwood to London Victoria. This superb location combines peaceful rural living with excellent accessibility and convenient access to the south coast's beautiful beaches

**COUNCIL** – New Forest District  
**COUNCIL TAX BAND** - E  
**EPC** – F  
**PRIVATE DRAINAGE** – SEPTIC TANK

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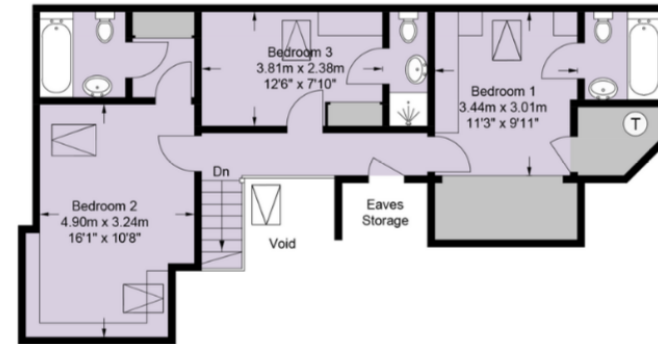




Approximate Gross Internal Area  
 Ground Floor = 126.7 sq m / 1364 sq ft  
 First Floor = 61.6 sq m / 663 sq ft  
 Garage = 20.5 sq m / 221 sq ft  
 Total = 208.8 sq m / 2248 sq ft  
 (Excluding Log Store)



Ground Floor



First Floor

IBSLEY DROVE  
 IBSLEY, RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1364 SQ FT
FIRST FLOOR AREA	663 SQ FT
TOTAL FLOOR AREA	2248 SQ FT
COUNCIL TAX	E
EPC RATING	F
APPROXIMATE UTILITY COSTS	

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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