



Sopley, Christchurch, BH23
 Approximate Area = 6443 sq ft / 598.6 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Garage = 202 sq ft / 18.8 sq m
 Outbuildings = 264 sq ft / 24.5 sq m
 Total = 6946 sq ft / 645.3 sq m
 For identification only - Not to scale
 Denotes restricted head height



The Old Vicarage Derritt Lane, Sopley, BH23 7AZ

£1,495,000

First time on the market in almost 60 years! A truly charming Georgian former Vicarage with later additions from the early Victorian period, with accommodation amounting to about 6500 sqft arranged over 4 floors (excl. garage & outbuildings). This is a beautiful architectural wonder and properties like this are seldom available in this area, being both close to the sea and New Forest.

Situated in the sought after hamlet of Sopley, to the south of the market town, Ringwood and to the north of the Priory town, Christchurch. Sopley features a 13th century church, the historic Sopley Mill, The Woolpack thatched riverside pub on the banks of Sopley Brook and a lovely "village" community. Standing on a secluded park like plot of approaching 2 acres with a predominant South Westerly aspect to the rear. The Old Vicarage is now looking for it's next custodian who will no doubt wish to invest in it, to provide some more modern creature comforts whilst being able to hopefully retain all the style and grandeur from the era in which the property was originally built.

- 8 bedrooms & 4 reception rooms
- Many lovely original features
- Open fireplaces, high ceilings, window shutters
- Picture and Dado rails
- A grand sweeping main staircase
- Oil fired Aga cooker
- Kitchen, Scullery, Pantry, & Large cellar
- Plenty of scope & potential for enhancement
- On the edge of the New Forest National Park
- Short drive to the beautiful beaches at Mudeford and Friars Cliff

EPC Rating Band: G
 Council Tax Band: G
 Freehold

