



HEARNES

WHERE SERVICE COUNTS

Ibsley Drove, BH24

A simply stunning, semi- rural position (within 400 metres of the New Forest National Park), extensive parking and a gorgeous, private plot of around 0.5 acres, are just a few features of this exceptional, spacious and flexible chalet home, that has been owned, extended and enjoyed by the same family for 40 years.

Goodwood is an impeccably presented property offering versatile accommodation for a growing family, or anyone requiring multigenerational use with easy annexe potential. It is also located just 400 metres from Hockey's Farm Shop, a popular farm shop with café, restaurant, butchers and small petting zoo.

There is a delightful, comprehensively fitted, farmhouse style kitchen/breakfast room with smooth granite worktops, complementary tiled splash backs and built-in appliances. The remainder of the ground floor lies host to a large, triple aspect sitting room with open brick fire, bedroom four, a snug/study (potentially bedroom five) and a wonderful, dual-aspect formal dining room.

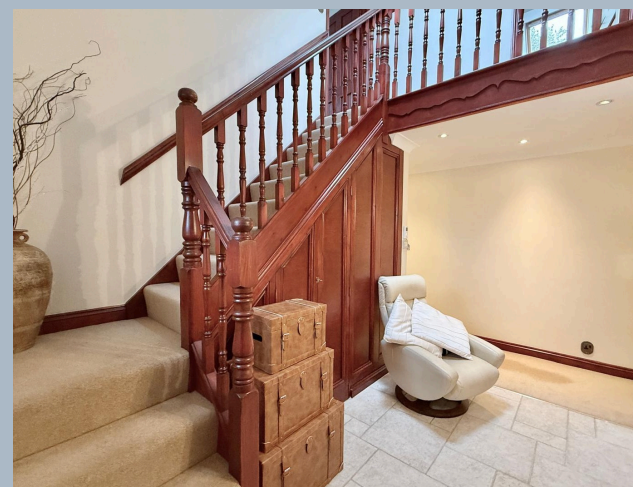
This beautiful family home further benefits from controllable electric heating, double glazing and 12 large PV (photovoltaic) solar panels which are owned outright with a clever twin battery backup/storage system.

The gardens enjoy a southerly aspect (perfect for the solar harvesting) and are designed to provide year round colour and texture, with large areas of lawn extending to the rear side and front, mature trees shrubs and hedging, which provides high levels of privacy. A gravel driveway leads to extensive parking/turning. This in turn leads to the large garage which has a remotely operated up and over door, power and light.

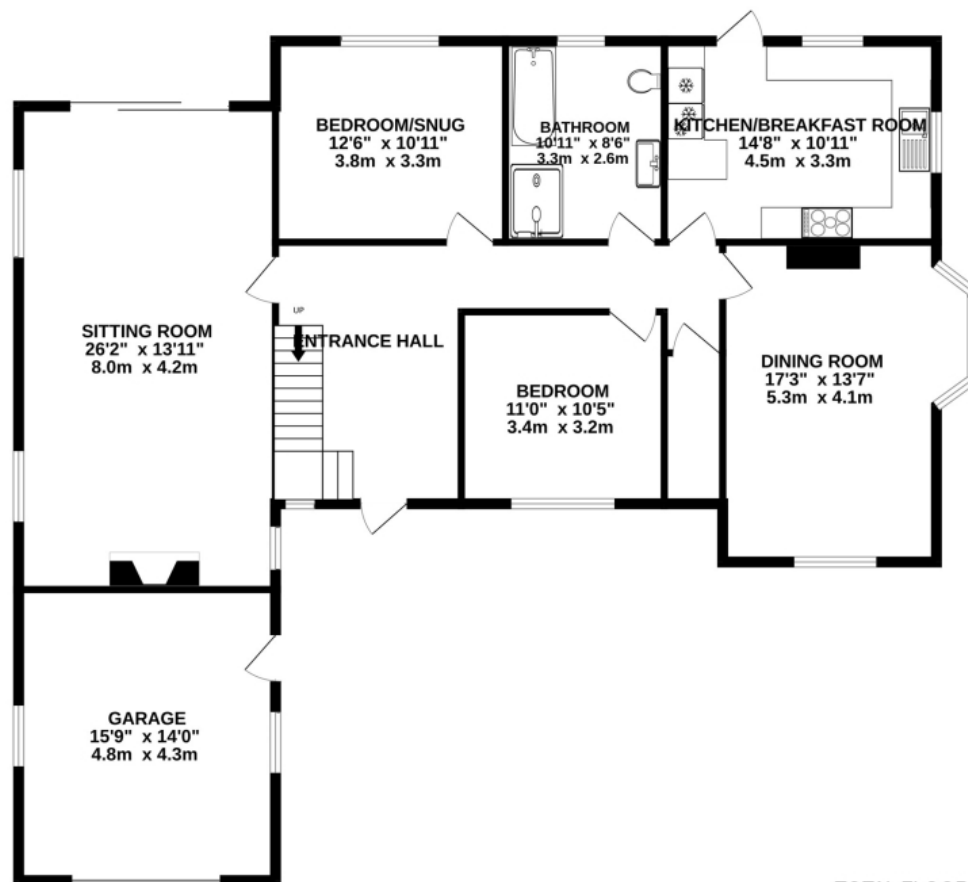
Local Authority: New Forest

Council Tax Band: E

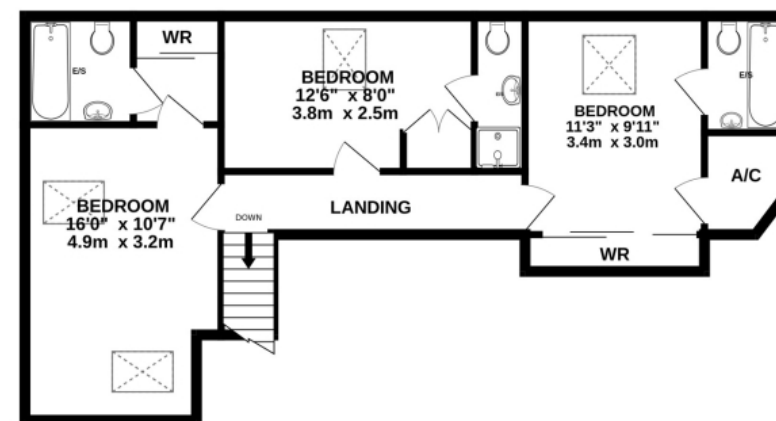
Energy Performance Certificate (EPC): F



GROUND FLOOR
1513 sq.ft. (140.5 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 2134 sq.ft. (198.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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www.hearnes.com

52-54 High Street, Ringwood, Hampshire

Tel : Email : anthony@hearnes.com

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