

Symonds
& Sampson



Green Farm Cottage

Ringwood Road, North Gorley, New Forest, Hampshire

Green Farm Cottage

Ringwood Road
North Gorley
New Forest
Hampshire SP6 2PB

A charming Grade II listed cottage along with outbuildings, situated in 3.07 acres in the highly desirable region of North Gorley, nestled within the New Forest.



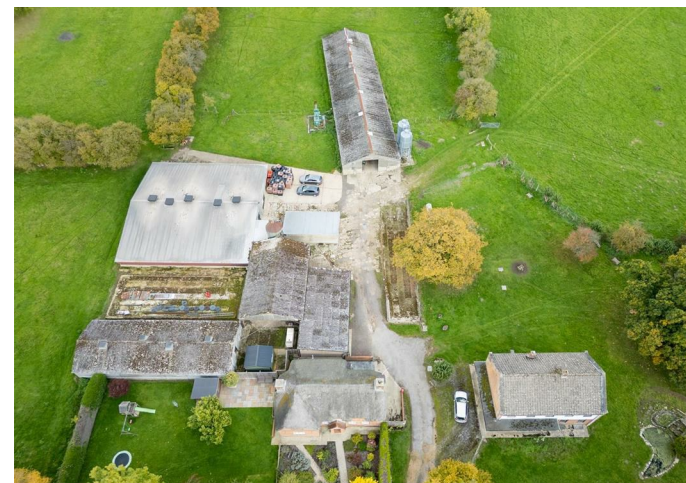
- Set within the New Forest
- Charming four-bedroom Grade II listed cottage
- Five separate farm buildings totalling 8,313.2 sqft
 - Grazeable pastureland
 - Set within 3.07 acres

Guide Price **£900,000**

Freehold

For Sale By Private Treaty

Salisbury Agriculture
01722334323
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INTRODUCTION

Green Farm Cottage, a four bedroom thatched cottage classified as Grade II listed. The property boasts a variety of farm buildings totalling 8313.2 sqft and includes 3 acres of grazeable pastureland.

SITUATION

Green Farm Cottage is situated in a scenic rural area of the New Forest, specifically in the hamlet of North Gorley. This location is conveniently close to various amenities, including a pub and restaurant, with the nearest town, Fordingbridge, located approximately 2 miles to the north of the hamlet. Fordingbridge offers a diverse selection of daily necessities, featuring numerous independent shops, cafes, and restaurants. The area benefits from excellent road links, providing swift access to the A338 and A31, which connect to the broader M27 transport network. Bournemouth International Airport is located within 11 miles and regularly operates flights to destinations in Western Europe and the Mediterranean. Salisbury Railway Station, situated 13.3 miles away, offers direct services to London Waterloo, with a travel time of around 90 minutes.

THE FARM COTTAGE

A delightful Grade II listed thatched cottage from 1604, featuring four bedrooms and present in exemplary condition. It boasts a thatched roof along with numerous period features. The accommodation includes a boot room, kitchen, utility room, dining room. Sitting room and downstairs WC. The first floor consists of four spacious bedrooms, one of which has an ensuite, along with a large family bathroom located on a split level. The cottage is fully double glazed and offers several conveniently situated storage spaces. Externally, the property is enhanced by meticulously landscaped gardens, a summer house, and pedestrian access that leads to the pastureland beyond.

THE FARM BUILDINGS

The farm buildings consist of five separate structures, encompassing a total area of roughly 8,313.2 square foot. The buildings include a former calf house, two agricultural buildings, an open sided building and feed store.

The farm buildings are supported by a concrete hard standing and provide direct access to the pastureland that lies beyond.



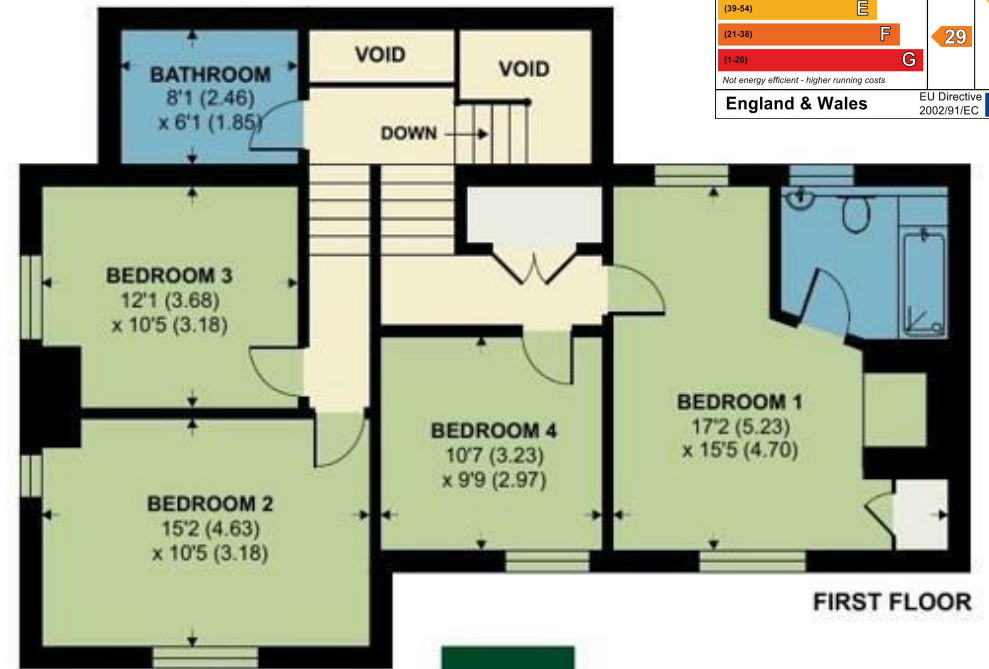


THE LAND

The land is presently entirely designated for pasture and covers approximately 3.07 acres. The soil is described as a mildly acidic loamy clay, with gently undulating topography. There is access from the main entrance to the cottage into the forest, along with the provision of rare commoners' rights. The land offers recreational advantages to the property, enabling the grazing of both horses and livestock.

Green Farm, Ringwood Road, North Gorley, Fordingbridge

Approximate Area = 1956 sq ft / 181.7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1365772



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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SERVICES

Mains Water
Mains Electricity
LPG gas heating
Private drainage - new treatment plant being installed
There is mobile coverage in the area, please refer to Ofcom's website for more details.

DESIGNATIONS

Green Farm Cottage is situated in the New Forest National Park and is also located within a Site of Special Scientific Interest.

LOCAL AUTHORITY

New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA
023 8028 5000
www.newforest.gov.uk
EPC - F rated
Council Tax - Band F

TENURE AND POSSESSION

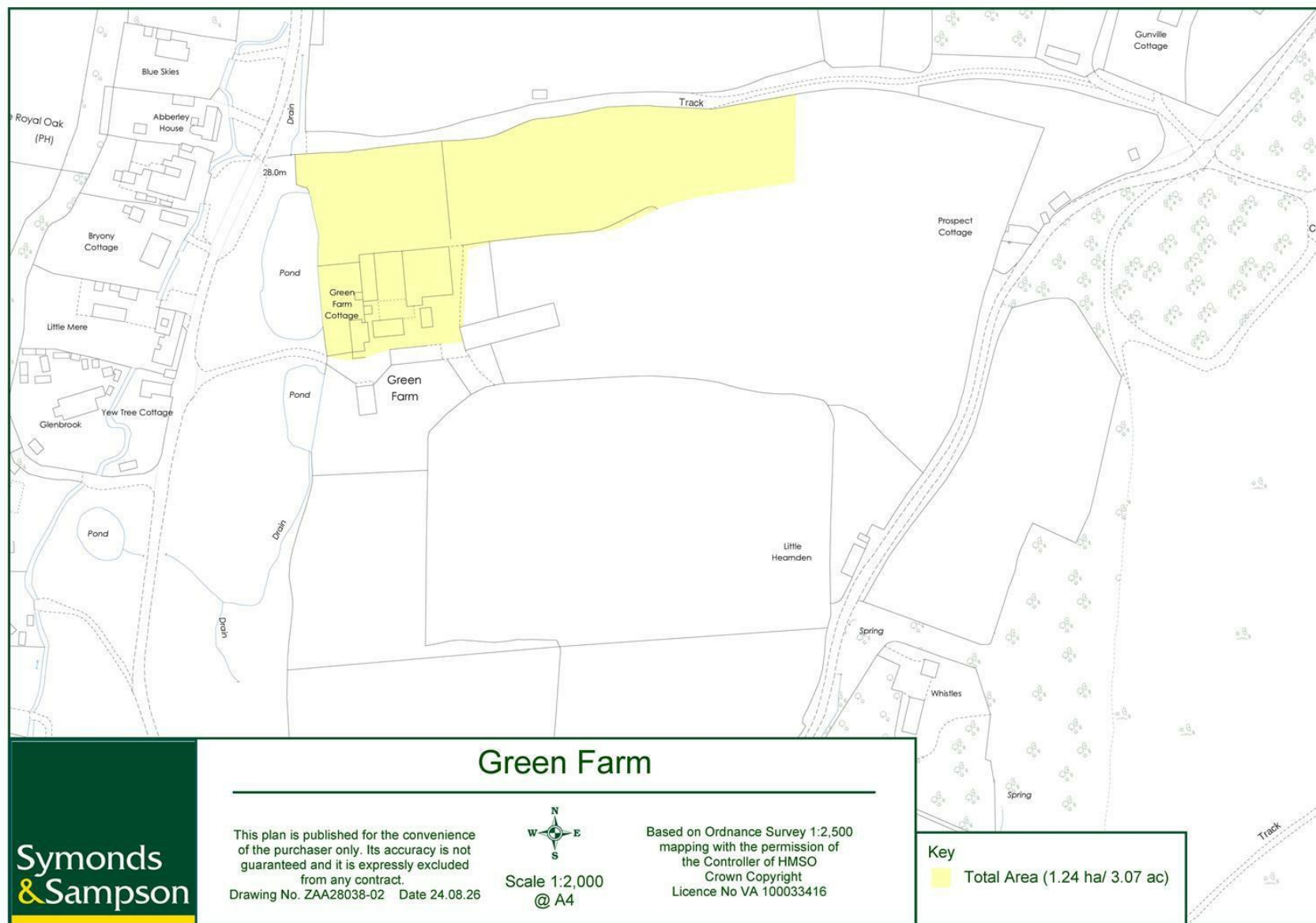
Freehold with vacant possession on completion.

DIRECTIONS

What3words ///presides.ants.twisting

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Gabriella Placidi on 01722 334323



SAL/GKP/2026



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