



HEARNES

WHERE SERVICE COUNTS

Mockbeggar, Ringwood, Hampshire, BH24 3NH

FREEHOLD

Ponies and donkeys graze right up to the front gate of this wonderful home that is offered for sale for the first time in over 25 years. The accommodation is both generous and flexible and offers a wonderful central hallway with access to the principal reception rooms and a ground floor cloakroom. The front to back living room is bright and spacious with an open fireplace and access into the garden. There is a further snug/sitting room with views over the garden, ideal as fourth bedroom if required. Furthermore on the ground floor is a generous dining room with double opening doors into the farmhouse style kitchen. Here is a good range of bespoke solid wood units and complementing worktops and ample storage space. Adjacent is a generous utility room, with access into the garden, a separate WC and also access at the front to the driveway.

The first floor offers three double bedrooms, the master being particularly generous with an en-suite shower room. The remaining bedrooms being serviced by the family bathroom. It should be noted that bedrooms one and three offer the most wonderful countryside views and glimpses of Ibsley Common in the distance.

Outside the grounds are of particular interest to those with keen eye for gardening. The front is well enclosed by mature hedging and a secure gated entrance. The sweeping driveway provides ample parking and leads around to the double garage with twin up and over doors and utility door to the side, ample overhead storage with hatch and ladder and a further up and over door giving access into the garden for a small trailer or similar. To the rear of the garage is also a small covered area as well as a potting/ storage shed. The rear gardens are private and well enclosed and give a wonderful feeling of peace and tranquillity. Areas of lawn meander around to add interest and various mature shrubs and trees together with well stocked flower beds and borders all provide a lovely mature setting.

The property is wonderfully located within the northern boundaries of the New Forest National Park, where wildlife roams freely and horses and donkeys (and pigs during the pannage season) are often found wandering right up to the front gate. Deer are frequent visitors to the whole area and can often be spotted in the fields from the first floor bedrooms.

Viewing of this fabulous home is strongly advised to fully appreciate the further potential that this home also has available.

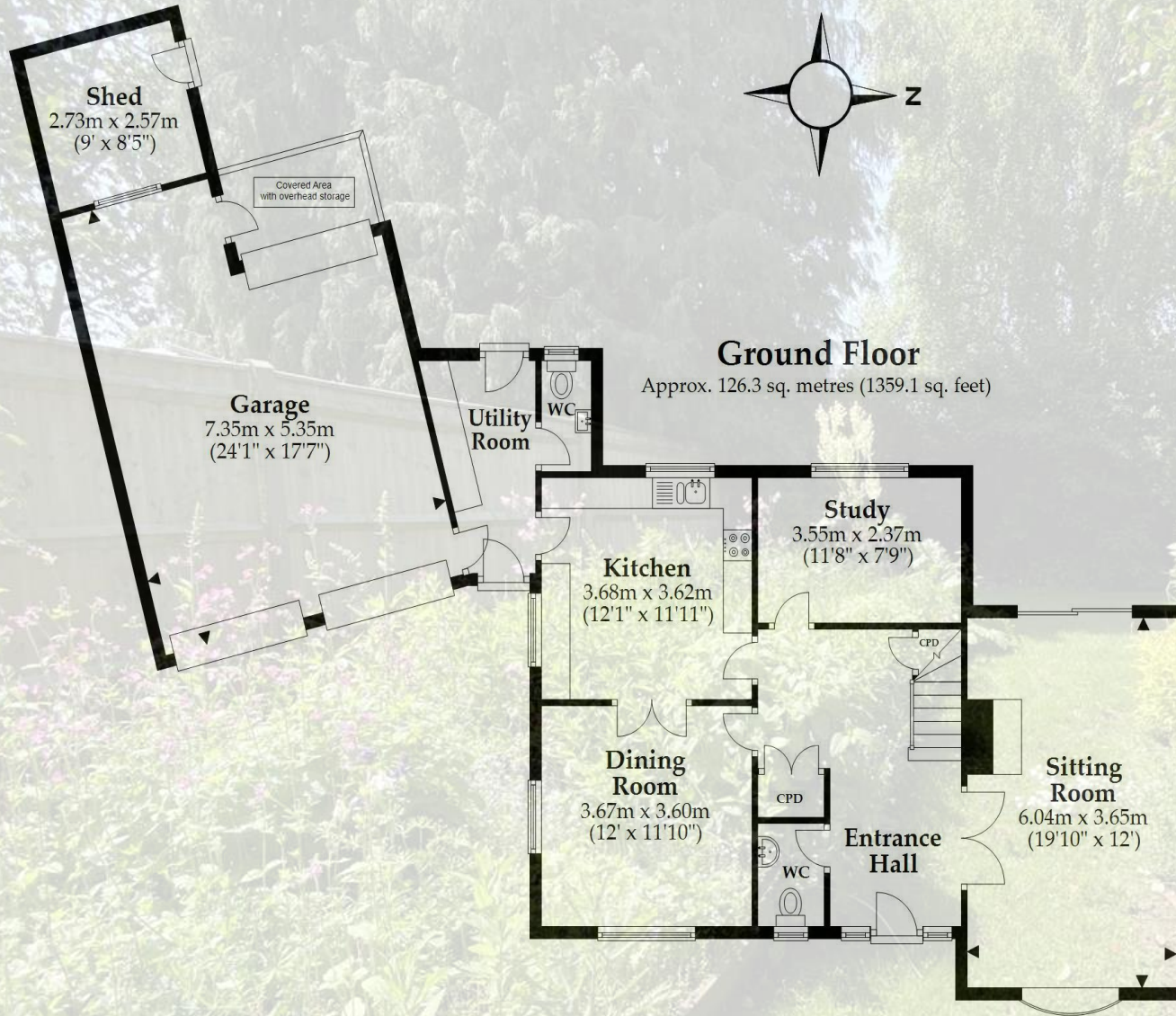
ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: F New Forest District Council

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

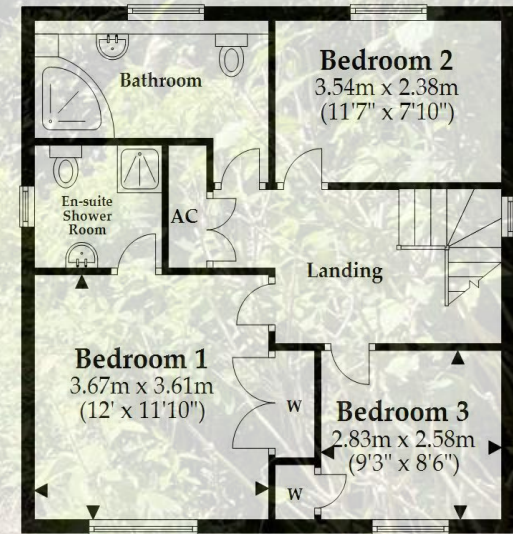






Ground Floor

Approx. 126.3 sq. metres (1359.1 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.6 sq. feet)

Total area: approx. 180.2 sq. metres (1939.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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