



## IBSLEY, RINGWOOD, £2,250,000, FREEHOLD, COUNCIL TAX BAND-H

The grandeur of this former Ibsley Grange, is steeped in history after being commandeered by the RAF during the Second World War, housing the air crew that were involved in D Day landings and Dam buster raids. This detached Georgian property has immense character and benefits from sensitive updates, an extension whilst keeping its charm and appeal. It boasts four reception rooms, well-presented island kitchen leading out to a private easterly walled garden, large utility room and boot room. Five bedrooms with four bathrooms with two en-suite. The property is set in approximately 9 acres with many outbuilding including stables, field shelters, barn, ménage, football pitch and walled kitchen garden. With original internal stables adjoining the property that could potentially be converted to either an annex, holiday let, gym or offices. Nestled along a quiet country lane close to the open forest (a short hack away) on the outskirts of the market town of Ringwood.

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#### Entrance Hall

Eye catching grand stair case with vaulted ceiling, central fireplace with built in wood burning stove and an attractive exposed original floorboards, leading off to;

Double doors lead into a charming formal dining room with feature brick fireplace and wood burning stove, built in cabinet with shelving and access through to the easterly aspect of the garden.

An elegant dual aspect sitting room with original shuttered windows, a grand open fireplace and original exposed floorboards.

The attractive and spacious study overlooking the private southerly gardens, boasts a brick-built fireplace which houses a wood burner, along with built in cabinets and shelving either side.

A new addition family room featuring stunning engineered oak floors and open fireplace with built in wood burning stove and double glazed French style doors leading out onto a large rear terrace.

An expansive open plan kitchen/breakfast room, with central island perfect for entertaining and creating cherished memories. Features the original Flagstone floor and gas fired AGA. An excellent range of base, wall, and drawer units with marble work tops premium built in appliances including Smeg, electric oven and hob, dishwasher and space for an American style fridge/freezer. Ample space for family dining table and chairs with panoramic views over the paddocks and neighbouring country side.

Precision - fitted utility room with Belfast sink, oak work tops and range of fitted units and storage cupboards; provision for a washing machine and dryer and drinks fridge.

Boot room, with attractive shaker style part panelled

walls and built in storage cupboards and a recently fitted shower/cloakroom with a luxury period style three-piece suite including an oversized shower, both with appealing Marlborough tiles on the floor and shower walls.

A grand and eye catching staircase leads to a galleried landing and access to the five double, first floor bedrooms with three bath/shower rooms;

The generous triple aspect principle bedroom benefits from far reaching views of adjacent paddocks and countryside, boasting premium built in wardrobes and a modern ensuite shower room.

The majority of bedrooms have premium built in wardrobes and two bedrooms have the remaining original feature cast iron fireplaces. All have the original sash windows and lovely views across the gardens and some with glimpses of the lakes.

An elegant family bathroom with floor to ceiling tiles creating a seamless interior, with a three-piece suite including a panelled bath and an attractive Neptune washstand with a granite surround and airing cupboard housing new Mega flow tank.

#### Gardens and Grounds:

The property is approached through twin wooden gates into a sweeping gravel drive, a parking area in front of the detached garage, offers convenience and ample parking for multiple vehicles, adjacent stable block offers potential for versatile accommodation; annex, office, holiday let or gym.

The gardens and grounds surround the house with five separate paddocks that have post and rail fencing.

The rear garden is a particular feature and consists of a partly raised lawn interspersed with trees and steps leading down to a generous and

practical stone paved rear terrace.

Leading from the rear garden there is access through a metal five bar gate into the yard and pole barn, water supply and ménage.

The paddocks have a field shelter and there is water supply via self-filling water troughs. There is a separate access from the paddocks to the road.

There is a further gate which leads through to the side and walled kitchen garden with fruit trees. There is a social barbeque area, store and boiler room.

Two, five bar gates lead to a courtyard parking area, adjacent to cocooned front lawns, with an orientation creating a bright and inviting outdoor area, perfect relaxing area.

There is a separate small paddock with additional brick pony stables and access onto Mockbeggar Lane. NB. This paddock is available by separate negotiation.

We understand Ibsley Grange has forest rights of pasture.

Agents Note: Planning permission (now lapsed) was granted in 2012 for two-storey side and rear extensions and alterations to front porch to integrate the brick stables and adjoining rooms into the family accommodation. Interested parties are advised to make their own enquiries with the planning authority.



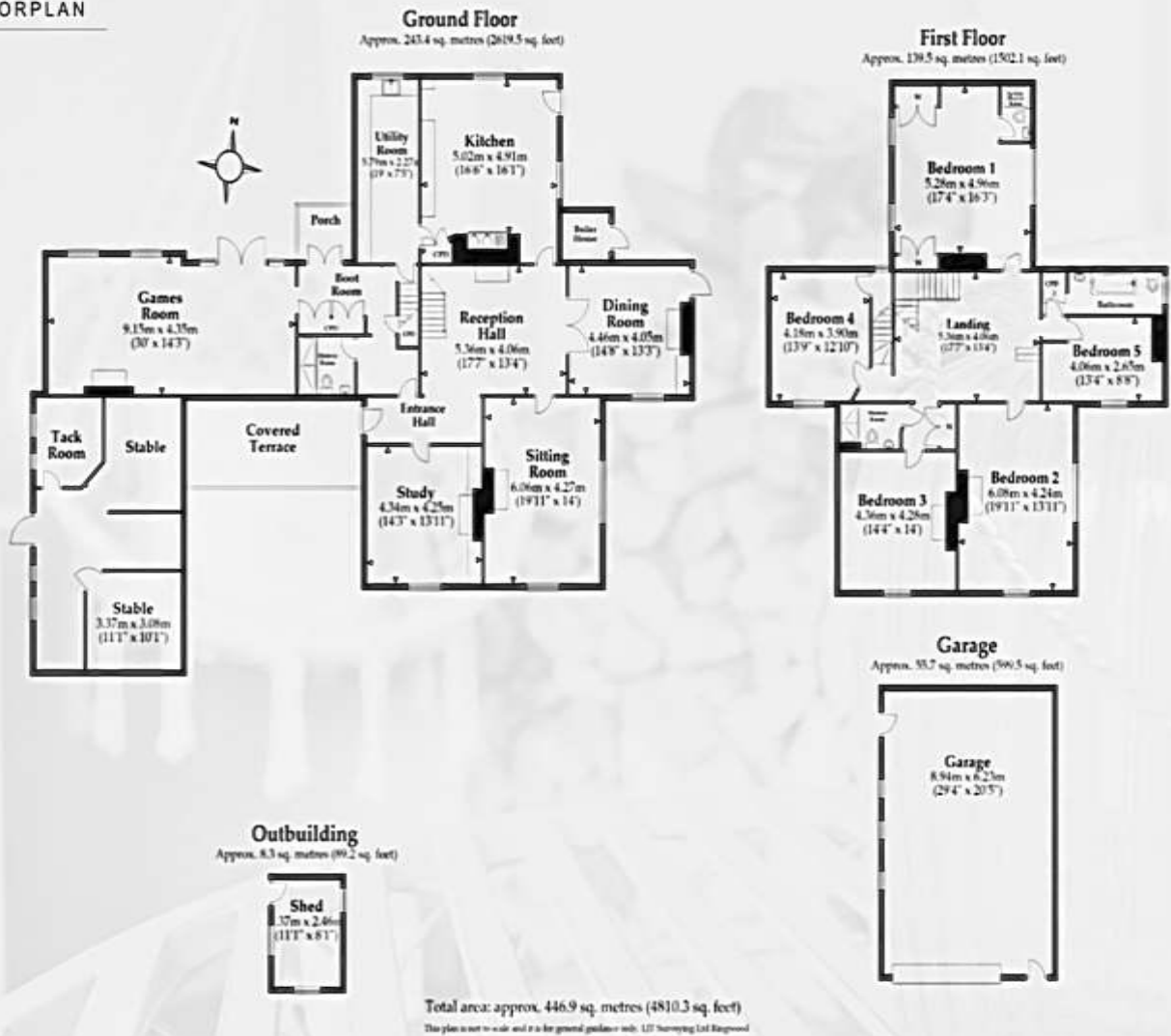


This character home is unique, located along a country lane in the small village of Ibsley, just a short distance from the cattle grid, open forest and a level walk to the local pub.

The nearby village of Gorley has a popular farm shop known as Hockey's, whilst the old market town of Ringwood is three miles to the south and offers a choice of supermarkets, coffee shops and eateries. The old cattle market in Ringwood has been transformed into a stylish shopping quarter known as the Furlong, with names such as The White Company, Hobbs, Joules, Whistles, Fat Face, Phase Eight, Sweaty Betty, Waitrose and Waterstones and a programme of events that includes live music and farmers markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, a new artisan bakery, and a variety of decent eateries such as Framptons and Antepi.

Only 4 miles away, the neighbouring town of Fordingbridge, hosting a high street full of tasty treats with a variety of multi-cultural restaurants and cafés. 14 Miles north is a historic Market & Cathedral city of Salisbury, offering a blend of popular retail chains and unique independent shops enabling the discovery of items not typically found on any high street. The New Forest, founded by William the Conqueror 900 years ago, provides a variety of recreational activities including: walking/hiking, sailing and water sports, riding and cycling. Families are drawn to the area for its strong sense of community, rural lifestyle, excellent infant and junior schools, and highly regarded secondary education. Commuters benefit from convenient access to Salisbury and Southampton via the A338 and A31, with London just two hours away by the M3. Additionally, the larger shopping hubs of Bournemouth, located 10 miles to the south, and Southampton, 20 miles to the east, along with their respective airports, are easily accessible

FLOORPLAN



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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