



Oakford | Gorley Road | Mockbeggar | Ringwood | BH24 3NL

**WOOLLEY
& WALLIS**

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Offers in Excess of: £850,000

A beautifully refurbished and evidently loved home situated in the picturesque location of South Gorley, within the New Forest National Park. Sumptuous interiors and haven-like grounds, amounting to 1/3 of an acre, create an inviting escape, with surrounding countryside views.



The Situation

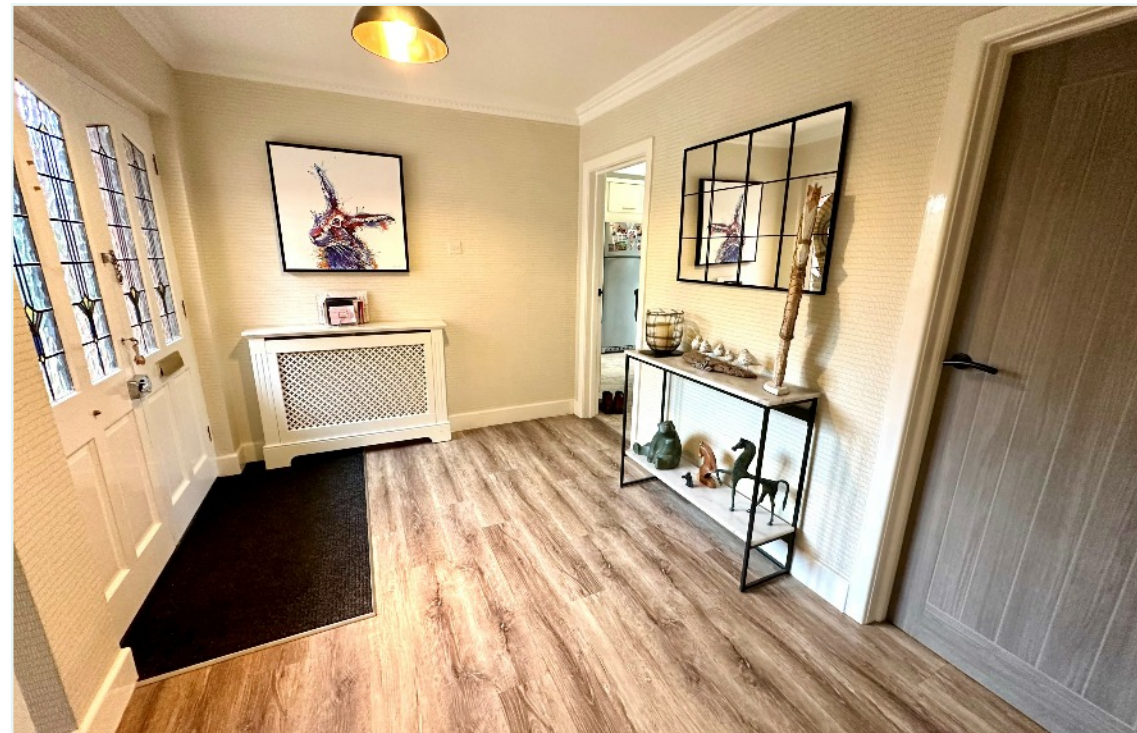
The property is situated within the New Forest boundary and this section of Gorley Road has a variety of established mixed design detached houses and bungalows and from the front of the property views towards open heathland can be seen in the distance. Situated close by is the popular Hockey's Farm shop and cafe, The Old Beam Inn and Moyles Court private school.

Mockbeggar is approximately 2 miles north of the market town of Ringwood providing extensive shopping facilities, schooling and excellent communication links via the A31 to all the major regional centres, the south coast and the M3 via the M27. Locally, the community has a village hall, two public houses and a garage. The New Forest National Park offers thousands of acres of heathland and woodland with ample scope for walking and riding, along with other outdoor pursuits.

Interior

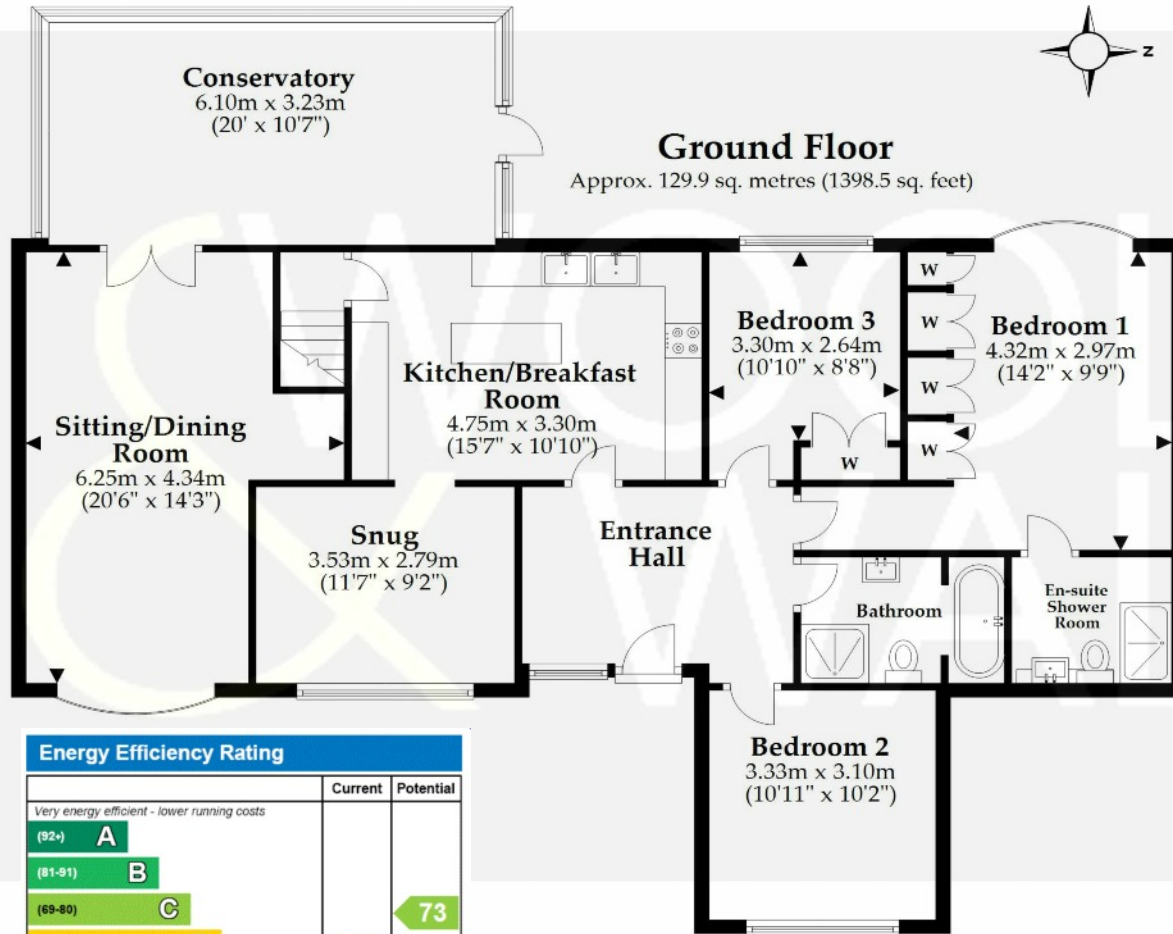
The entrance hallway sets the tone with neutral colours, which tastefully continues throughout.

To one side of the property, there are three double bedrooms, all presented beautifully with different finishes. The master bedroom, with views over the rear garden, is fitted with built-in wardrobes and benefits from a modern en-suite shower room, with walk-in shower, vanity unit, wall cabinet and a WC.



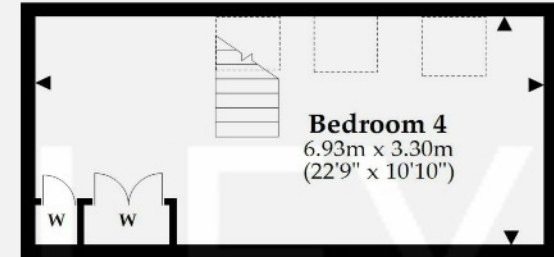


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



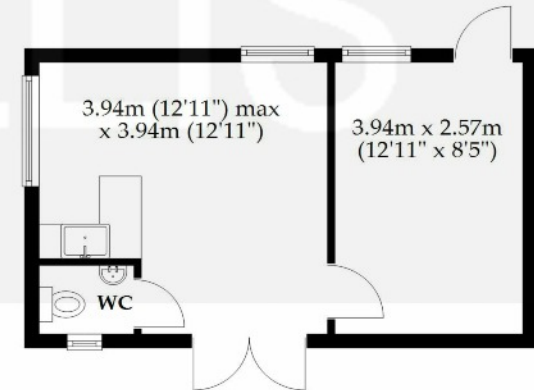
First Floor

Approx. 22.9 sq. metres (246.5 sq. feet)



Outbuilding

Approx. 26.5 sq. metres (284.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 179.3 sq. metres (1929.7 sq. feet)

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



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in January 2024. .



Bedroom two overlooks the front garden and bedroom three enjoys fitted wardrobes, with views over the rear garden.

The fully tiled family bathroom is fitted with a four-piece suite, a vanity unit with incorporated basin, shower cubicle and granite floor tiles.

The kitchen is fitted with a comprehensive range of shaker style units with coordinating oak work surfaces and upstands. There is an integrated dishwasher and space for a ranger cooker and fridge freezer. Central to the room is a quartz topped breakfast bar with incorporated storage and the room is attractively finished with Travertine floor tiling. The kitchen is partially open to the snug area, which enjoys views of the far-reaching forest.

The pitched roof conservatory provides an inviting space to entertain and benefits from surrounding views of the garden and access to the adjoining terrace. The conservatory in turn opens to the generously sized sitting room through double doors, which has views over the open forest.







From the kitchen, stairs rise to the first-floor bedroom/office, which has Velux windows. There is also a loft hatch from the entrance hallway to a carpeted, heated, and boarded out loft storage, previously used as an office, accessed via a drop down ladder.

The current vendors have redecorated and replaced the front windows, internal doors and added Karndean flooring to the conservatory, sitting room, hallway, snug/office area and both spare bedrooms.

Exterior

The property is reached via a cattle grid, which leads to a generous gravel driveway. There are areas of lawn edged with flowers and shrub beds, partially enclosed by mature hedgerows.

Thoughtfully designed grounds to the rear create a gardener's haven, incorporating many areas of interest, colourful plant specimens and established trees and shrubs. There is a large paved terrace to the rear of the property and views extend beyond the garden over picturesque countryside and paddocks. The garden also provides access to the open-plan office, with a cloakroom and connecting door to the workshop.



Services

Mains electricity and water. Drainage via septic tank.

Energy performance Rating:

Current: 57D potential: 73C

Council Tax Band:

Council Tax Band: F



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