



Harefield House Harbridge Court Somerley BH24 3QG

Guide price: £1,650,000

Georgian country house which has been extended and reconfigured into a 3300 sqft five bedroom house. With formal Garden and paddocks of about 2.7 acres. Originally forming part of an eighteenth-century model farm, designed by renowned architect Samuel Wyatt. Harbridge Court was converted into nine dwellings in the late 1990's .

 3  5  4

The Situation:

Harbridge is a hamlet of primarily good quality period houses between Ringwood and Fordingbridge. The popular market town of Ringwood has much to offer in the way of amenities, including numerous country pubs & restaurants, boutique shops, a David Lloyd Health & Leisure Club & a local Post office and is host to much sought after educational establishments. The area borders The New Forest, giving access to acres of moor, heath and woodland offering a wide range of pursuits such as cycling, walking, riding & fishing. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

Interior:

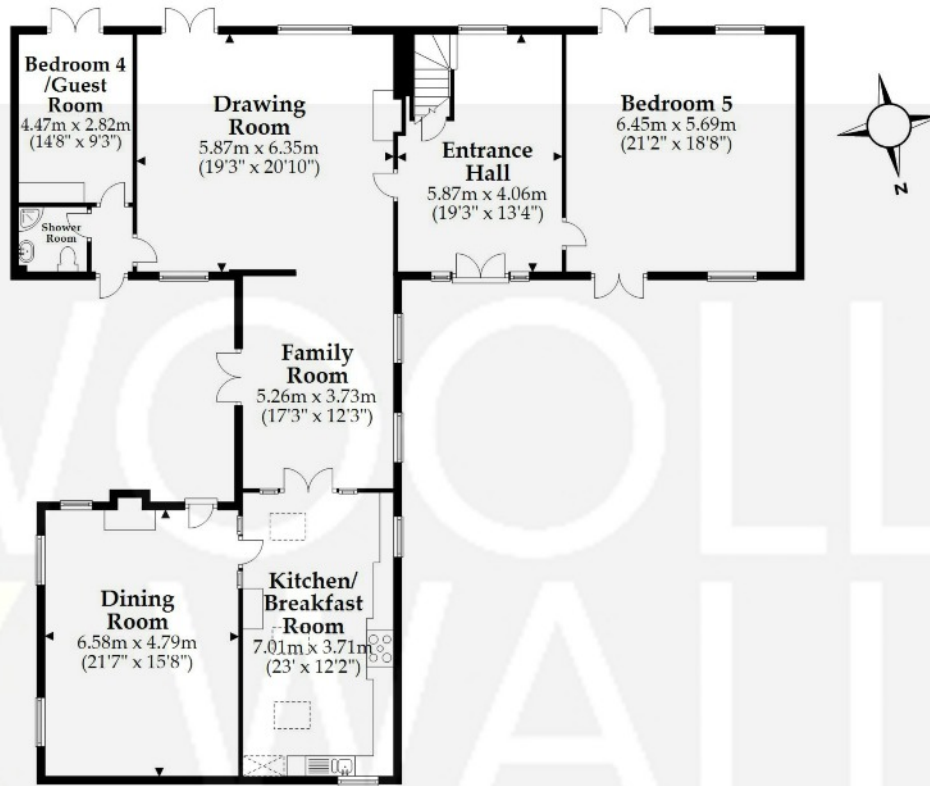
Pillared entrance and glass doors lead to the bright and airy entrance hall with a feature arch window with views over the front garden and paddocks beyond. Valencia marble tiled flooring and a wrought iron ornate staircase to the first floor.

Twin glass doors lead from the family room into the kitchen/breakfast room with a limed oak vaulted ceiling. Bespoke wall and base units with marble work tops. Integrated appliances including a range style oven with 5-ring gas hob, microwave, two wine coolers, washing machine and tumble dryer. Brand new American fridge/freezer and dishwasher. Instant boiling tap.



Ground Floor

Approx. 192.2 sq. metres (2068.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor

Approx. 114.8 sq. metres (1235.5 sq. feet)



Total area: approx. 306.9 sq. metres (3304.0 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 February 2024.





The kitchen leads to the dual aspect dining room with an exposed vaulted beamed ceiling and a feature brick open fireplace. Door to side courtyard. The drawing room with views over the front gardens has a period open fireplace with a wood burning stove leading through to the dual aspect family room with beautiful walnut flooring and french doors to the side courtyard.

Bedroom five is dual aspect with french doors to the front gardens and rear courtyard. Bedroom four also has french doors to the front gardens with an en-suite shower room.

The sweeping staircase leads to a part-galleried landing and bedrooms one to three. Bedroom one is dual aspect with a feature port-hole window. Has a beautiful walk-in dressing room with a range of bespoke built-in furniture with a Villeroy and Boch en-suite bathroom. Free standing bath, walk-in shower, w.c. and his and hers wash hand basins. Finished with Valencia marble. Bedroom two also has a range of built-in furniture with views over the garden and a balcony. An en-suite bathroom with bath, w.c. and wash hand basin.

Bedroom three is serviced by the family bathroom with a free standing bath, w.c. and wash hand basin. Fully tiled.







Exterior:

The property is approached via a sweeping driveway through electric wrought iron gates, with parking for several vehicles. Leading to an oak framed barn with a stable and car port. Water, lighting and power with mezzanine storage. The drive continues to one side of the property into a cobbled courtyard leading to the pillared entrance of the property. With a walled garden to the side. The south facing garden features a further courtyard terrace and a potting shed. A wrought iron gate leads to the adjoining sunken communal gardens of Harbridge Court. The remainder of the gardens are edged by box hedging, lawns and a seated pergola area. A gate leads to the paddock of about 1.64 acres, where there is access to the Ringwood Forest.





Tenure: Freehold

Services: Oil fired central heating, mains water, shared sewage tank, gas hob fired with bottle gas.

Agents note: New boiler fitted in 2021, new oil tank fitted in 2021, new hot water cylinder fitted 2022. Bespoke 4G high speed Internet installed in 2021 along with Ethernet cabling thought the property.

Local Authority: New Forest District Council

Council Tax Band: G

EPC Rating - Current; 53E **Potential;** 64D

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380

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