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Linford Road, Ringwood, Hampshire, BH24 1TX

FREEHOLD

A wonderful mature and private plot, plenty of parking and an attached garage, are just a few features of this truly outstanding and intriguing family home. This delightful property is believed to date back to the 17th Century with further additions of a stable block and old barn. These two additional buildings have now been cleverly and sympathetically incorporated into the accommodation whilst still maintaining much of their original external appearance.

‘The Old Barn’ is now a fabulous, stylish open plan kitchen/dining/day room with vaulted ceiling, bi-fold doors and natural ‘travertine’ limestone flooring in a Roman Opus Pattern. This gorgeous room opens out onto an organic cottage style garden and overlooks the gardens too. It comprises an Aga oven, butler sink and blue ‘farmhouse’ style units with warm natural oak worktops.’

‘The Old Stables’ now form the main part of the sleeping accommodation with two double bedrooms and delightful family bathroom. This is one part of the property that could be converted to an annexe or holiday let.

The central thatched portion of this outstanding home we believe dates back to the 17th century. It has been lovingly restored and fully re-thatched in reed in the last ten years (reed thatch can last up to 60 years). The ground floor has ‘hand sawn’ beamed ceilings from scuttled ships, a flagstone floor and stunning original ‘inglenook’ fireplace with bread oven, log burner and seat.

The first floor lies host to a charming bedroom with original beams. An additional room could be a study, nursery or additional bedroom.

The garage has also been converted in keeping with the stables and barn and incorporates a large bedroom with an en-suite shower room and paddle stairs to the converted loft space. Whilst the loft is officially just a loft, it has flooring walls and a window.

‘Little Gatton’ is a breath-taking home that has been improved and restored, cleverly fusing original features with a modern twist. We believe that it is one of the very first properties to be built in the immediate area and up until the 1960’s was an equestrian home. It was also a Post Office too!

In all the grounds approach 0.3 acres and are enclosed by fencing, trees and shrubs, providing high levels of privacy and seclusion. Immediately surrounding the property and accessible from all parts is a lovely cottage style organic garden and courtyard style paved seating area.

COUNCIL TAX BAND: E
ENERGY PERFORMANCE RATING: C







Total area: approx. 188.6 sq. metres (2030.0 sq. feet)

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







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www.hearnes.com

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