

CHATLEY WOOD COTTAGE  
ROCKFORD ♦ THE NEW FOREST





## CHATLEY WOOD COTTAGE ROCKFORD RINGWOOD THE NEW FOREST BH24 3NT

Direct access to open forest landscape

- Exclusive area and access track
  - Quiet secluded location
    - 4 Double Bedrooms
- Accommodation over 3,300ft<sup>2</sup> including Pool area
- Potential for Ground Floor 1 Bedroom Annex
  - Heated indoor Swimming Pool
  - Range of Outbuildings with Studios
    - 2 Stables
    - Kennels
  - Paddock up to 1.25 acres
- Property extending to 2.32 acres in all

## The Location

Occupying a quiet and secluded position within the open landscape of The New Forest National Park and on the edge of the Avon Valley. House, Stables, Studios and Paddock with potential for extending or improving.

### Distances:

London (72 miles)

Southampton (16 miles)

Salisbury (14 miles)

Bournemouth (10 miles)

Ringwood (2 miles)

**Transport:** Bournemouth International Airport 8 miles.

**Train Stations** - Salisbury, Southampton.

**The New Forest National Park:** The Property adjoins Rockford Common, the local area within the National Park and provides a wonderful opportunity for various forms of recreation right from the front door including horse riding, walking, cycling, bird watching. There are also various water sports available in the locality for sailing, fishing and jet skiing/wake boarding.

The boundary of the National Park is shown yellow on the Location Plan.



The logo for GWB, consisting of the letters 'GWB' in a bold, white, sans-serif font, with a yellow swoosh underneath.

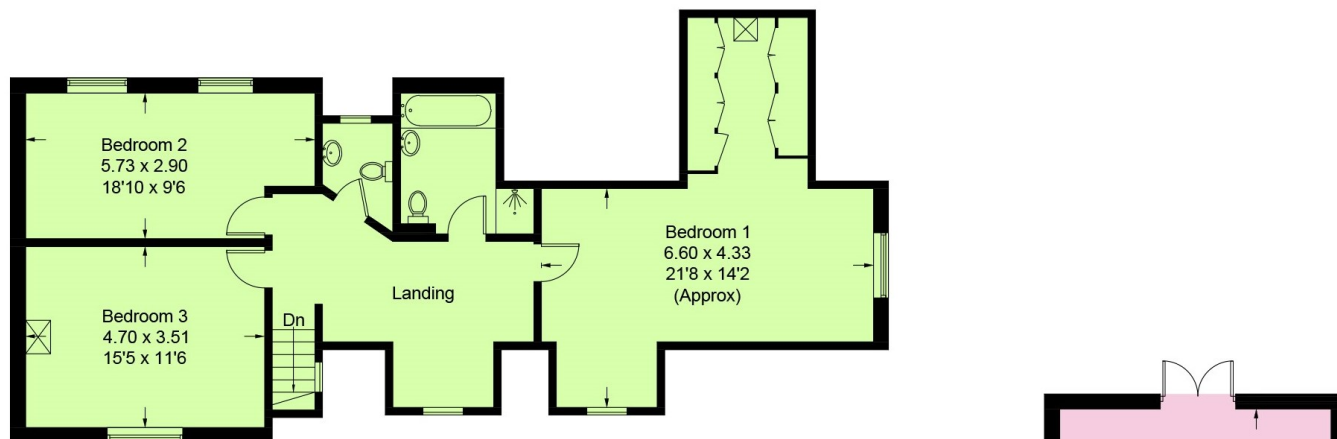
**For Further Information Contact :**

**Dominic Plumpton**

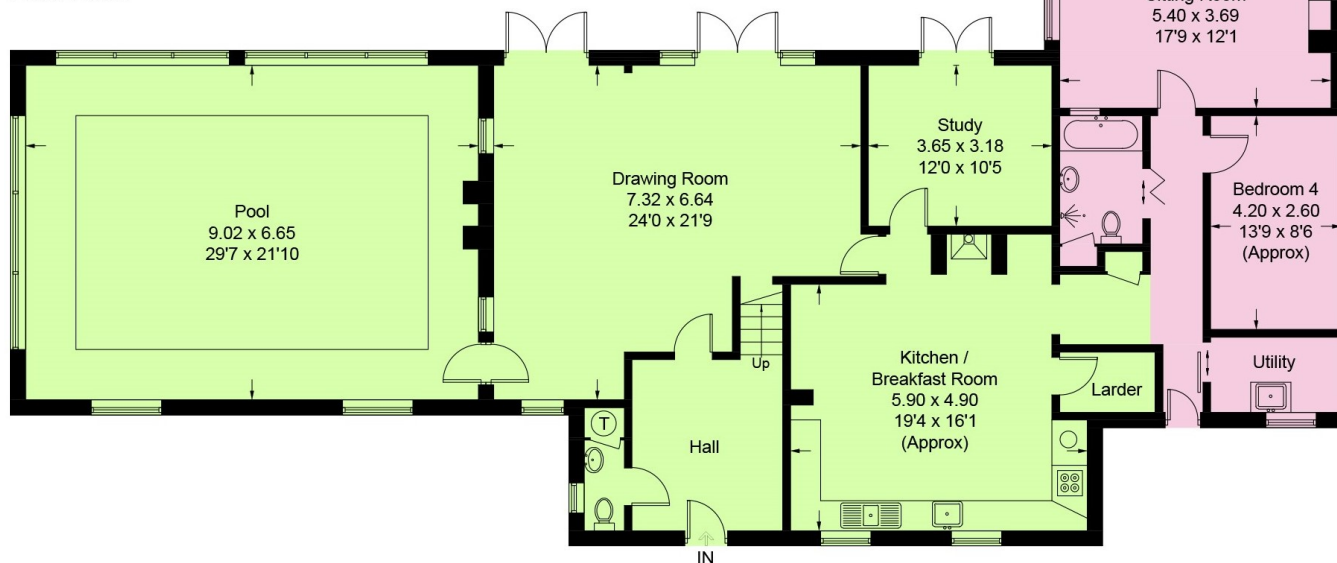
**Tel: 01489 896977**

# Chatley Wood Cottage, Rockford, Ringwood, BH24 3NT

Approximate Gross Internal Area = 308.5 sq m / 3,321 sq ft  
(Including Annex / Pool)



First Floor



Ground Floor



## The Property

**Accommodation:** See Floor Plan. Chatley Wood Cottage provides over 3,300ft<sup>2</sup> of accommodation including Pool area and having been extended to provide additional accommodation by the Vendors. There remains good potential to extend and improve the Property, subject to planning consent where necessary.

With 3 bedrooms on the First Floor and a 4th bedroom on the Ground Floor.

As indicated by the pink shading on the Floor Plan the existing layout could easily allow the creation of a self-contained single bedroom Annex on the Ground Floor (Utility to become a separate Kitchen) and this would not significantly impact on the remaining accommodation of the house.

**Access:** The Property is approached over 500m of single gravel track owned by the National Trust and which only provides authorised access to other dwellings in the locality. There is very little passing traffic.

**Directions:** If Satellite Navigation is used to approach Chatley Wood Cottage the relevant post code to use is BH24 3NF which arrives at the junction and ford beside Moyles Court School, to the north of the Property. From there take the gravel access track towards the south east and after approx. 500m Chatley Wood Cottage wooden entrance gates appear on the right hand side.









## Outside

With spacious garden at the rear and well positioned patio area. The current owners have provided recreational facilities in the garden including ground level trampoline, concrete cricket wicket and a tarmac skate board ramp area with basketball (in need of refurbishment). There are two timber framed and clad storage buildings. Vegetable garden.

There is ample car parking immediately adjoining the house and buildings. The Property benefits from two vehicular access gates onto the open forest.





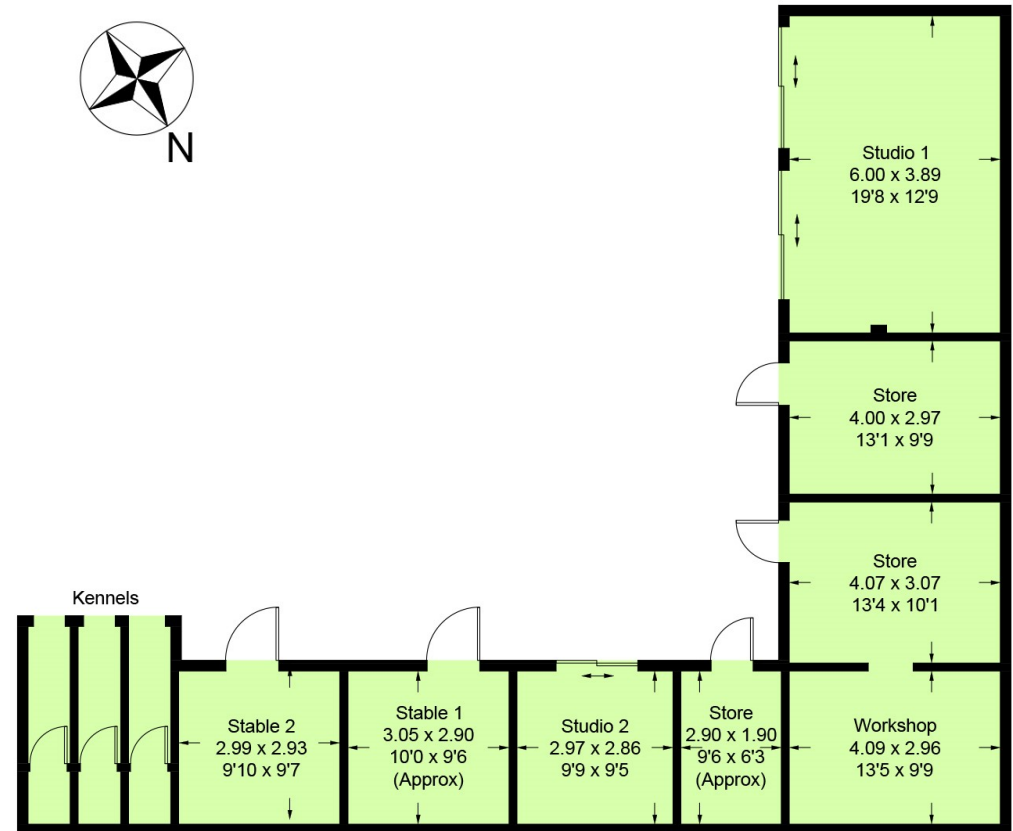
**Stables and Kennels:** There are two brick Stables within the range along with three purpose built Kennels.

**Studios:** The range includes two useful studio rooms suitable for office, studio or hobby use. There is a workshop and additional stores within the range which has plenty of parking area.

**Development Potential:** The range of Stables, Studios and Stores may have the potential to convert to other forms of accommodation, subject to obtaining the necessary planning consent where necessary.



**Stables, Studios & Stores = 94.7 sq m / 1,019 sq ft**  
**Total = 403.2 sq m / 4,340 sq ft**



**Stables, Studios & Stores**

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID480759)

**Services:** Mains electricity. Mains water. Private drainage. Telephone. Oil Fired Boiler.

**Local Authority:** New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst SO43 7PA. Tel: 023 8028 5000. Fax: 023 8028 5555. [www.newforest.gov.uk](http://www.newforest.gov.uk)

**Council Tax:** Band G, £2,841.35 2018/19.

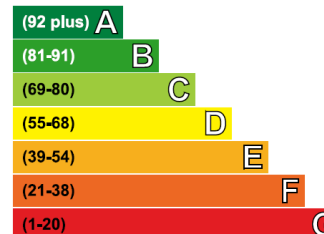


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2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
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4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
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**Energy Efficiency Rating**

Very energy efficient - lower running costs



Not energy efficient - higher running costs

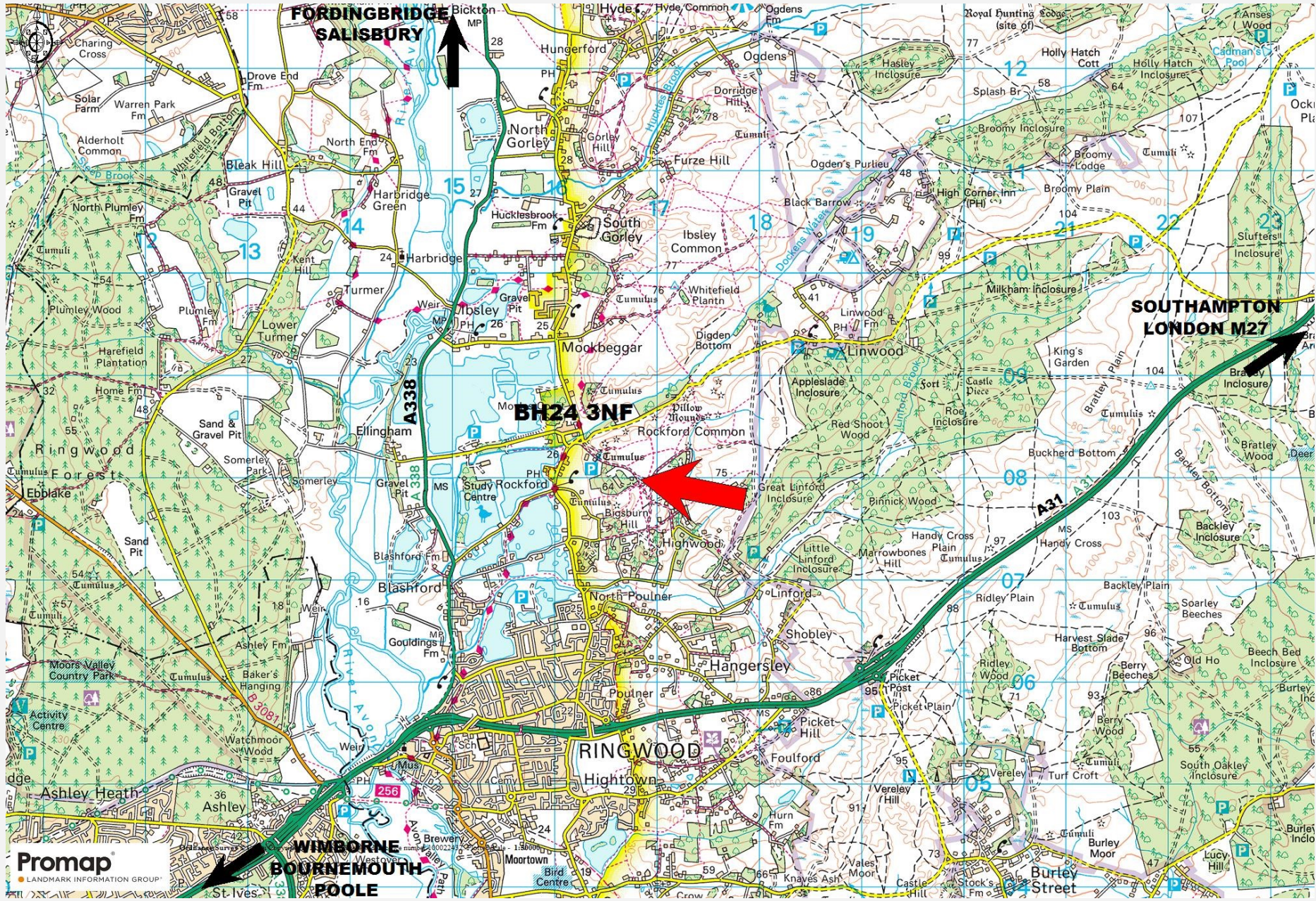
Current	Potential
	85
63	

OCTOBER 2018

# SITE PLAN



# LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE