



SILLEYS FIELD

ROCKBOURNE, FORDINGBRIDGE, HAMPSHIRE, SP6 3NA

RV
RURAL VIEW

Fordingbridge 3.5 miles, Ringwood 10 miles, Salisbury 10 miles (London Waterloo av. 90 minutes), Bournemouth 19 miles, Southampton Airport 25 miles

SILLEYS FIELD

Rockbourne, Fordingbridge, Hampshire, SP6 3NA

A SUPERBLY REFURBISHED GEORGIAN STYLE HOME SITUATED IN A DESIRABLE VILLAGE SETTING WITH LIGHT & AIRY LIVING SPACE, A DETACHED STUDIO/WORKSPACE, DELIGHTFUL GARDENS & A PADDOCK

Reception Hall | Open Plan Sitting/Music Room | Spacious Orangery Style Family/Dining Room
Bespoke Fitted Kitchen/Breakfast Room | Utility Room | Cloakroom
Principal Bedroom with Dressing Room & En-suite Shower Room
Three Further Double Bedrooms | Two Further Bathrooms
Two Storey Outbuilding with Studio & Games Room/Gym
Oak Framed Double Car Port | Storage Sheds
1.72 Acres of Gardens | Grounds & Paddock



RV RURAL VIEW

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SITUATION

Silleys Field is located in a tucked away setting off the village road in the picturesque rural community of Rockbourne which is known for its pretty chocolate-box cottages and houses, attractive chalk stream and popular thatched inn; The Rose and Thistle. The village also has an active village hall, popular primary school, cricket club, parish church with Saxon origins and a large Roman villa complex with well-preserved mosaics. There is a shop two miles away at Sandheath with a wider range of shops available in the riverside town of Fordingbridge, the market town of Ringwood and the medieval cathedral city of Salisbury. The latter also has arts and leisure facilities, a district hospital and a station with mainline rail services to London (Waterloo) and the West Country.

The local road network provides access to the other main towns

in the area including the Bournemouth/Christchurch/ Poole conurbation and Southampton. The beaches and sea sports opportunities of the South Coast are around a 20 mile drive from the village and there is an excellent choice of good country dining pubs in the vicinity.

Rockbourne is one of the four desirable villages that make up the parish of Western Downland, part of the Cranborne Chase National Landscape which is admired for its beautiful undulating countryside and being an International Dark Skies Reserve. The open expanse, wildlife and spectacular scenery of the New Forest National Park is just six miles away whilst Martin Down Nature Reserve is a wonderful haven for birdlife, insects and wildflowers and the Blashford Lakes are known for their varied wildfowl species and have recently become home to a family of beavers.

Many families are attracted to the area not just by the quality

of rural life but also by the excellent selection of schools in both the state and private sectors, whether at junior or senior level. These include Forres Sande Manor, Dumpton, The Burgate School & Sixth Form College, Bishops Wordsworth, South Wilts Grammar School, Godolphin and Chaffyn Grove amongst others.

Rockbourne is an ideal base from which to explore a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports with an extensive network of public footpaths and bridleways leading from the village. The area is rich in places of interest such as Breamore House, Salisbury Cathedral, Kingston Lacey and Wilton House

PROPERTY

Silleys Field was built in the late 20th Century to a Neo-Georgian style with attractively proportioned red brick external elevations under a tiled roof. Over the last ten years the present



owners have been responsible for a thorough programme of improvement and alteration which has been carried out to an exacting standard as well as the addition of a substantial orangery design extension and the installation of bespoke double glazed windows, Hive heating and Hue lighting. The result is the creation of a beautifully presented village residence with light and airy accommodation with the principal rooms enjoying a lovely south-westerly outlook over the garden and the countryside beyond.

The tastefully decorated living space is arranged over three floors and on the ground level comprises a welcoming entrance hall and a large sitting/music room which was originally two rooms which have been opened up to make a large elegant reception room with a central fireplace and a woodburner. The bespoke Tom Howley designed kitchen/breakfast room has been attractively fitted and equipped with a central island, ample storage, a Lacanche range and a walk-in pantry. The kitchen/

breakfast room opens up to the spectacular family/dining room which has under floor heating and access to the garden. There is also a utility room and cloakroom. Upstairs on the first floor is a lovely principal bedroom with good cupboard space, a dressing room and an en-suite shower room, two further double bedrooms, one having a deep cupboard with potential to create an en-suite shower room, and a well-appointed family bathroom with a separate shower. On the top floor is a fourth double bedroom and a bathroom.

OUTBUILDINGS

Silleys Field benefits from having a large detached outbuilding which at ground level consists of a good-sized multipurpose space suitable for a variety of uses such as a games room, gym or work space whilst above it and accessed via an external staircase is attractively designed and fitted studio with lovely elevated views, kitchenette and a shower room.

Set off the parking area is a two bay oak framed and tile roofed car port and tucked away off the drive are two good-sized wooden sheds divided into a number of garden stores.

OUTSIDE

The property has extensive grounds amounting to around 1.72 acres and are approached via a gravelled drive and wooden gates flanked by mature hedges and trees creating a good degree of privacy and leading to an area providing ample parking. The well stocked and attractively landscaped gardens have a delightful southwest aspect enjoying views over farmland and paddocks. Gently rising towards its western boundary and siding on to fields, the gardens have been delightfully landscaped with areas of lawn, established herbaceous borders stocked with a variety of flowers and shrubs with gated access to the adjoining paddock ideal for keeping livestock or simply enjoying as amenity land which also has a gate to Rockbourne Road.



DIRECTIONS (SP6 3NA)

From Salisbury take the A354 Southwestwards towards Blandford Forum. Around 1.5 miles after leaving Coombe Bissett, take the left fork at the top of the hill signed to Rockbourne. Proceed for around four miles to Rockbourne, continue through the village past the pub, village hall and the turning for the primary school, the drive for the property will be on the right between the turnings for Mintys Hill and the road to Damerham.

What3words: muscular.tastes.cheat

TENURE

Freehold

SERVICES

Mains water and electricity and private drainage, oil fired heating and hot water.

EPC

Current rating D (64)

– Please refer to the agents for the complete certificate

LOCAL AUTHORITY

New Forest District Council

OUTGOINGS

Council Tax Band G

BROADBAND SPEEDS (OFCOM)

Download speeds from Ofcom: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

VIEWINGS

Strictly by appointment with Rural View.



Silleys Field, Rockbourne, Fordingbridge SP6 3NA

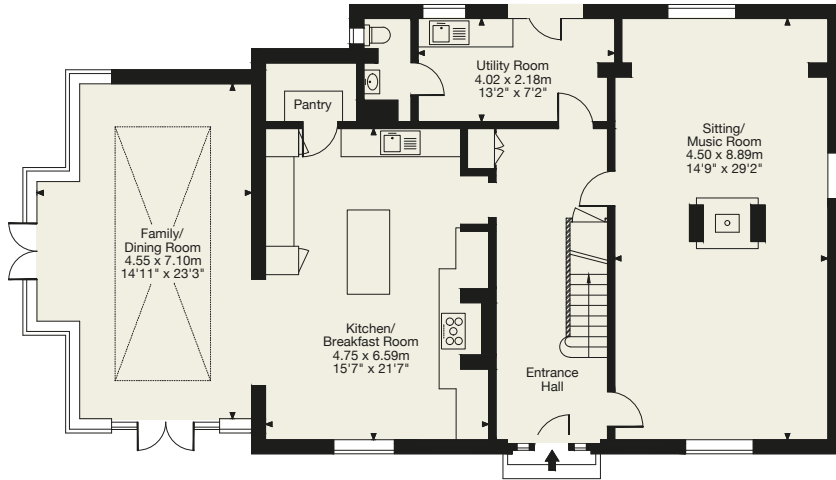
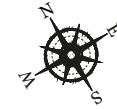
Gross Internal Area (Approx.)

Main House = 259 sq m / 2,787 sq ft

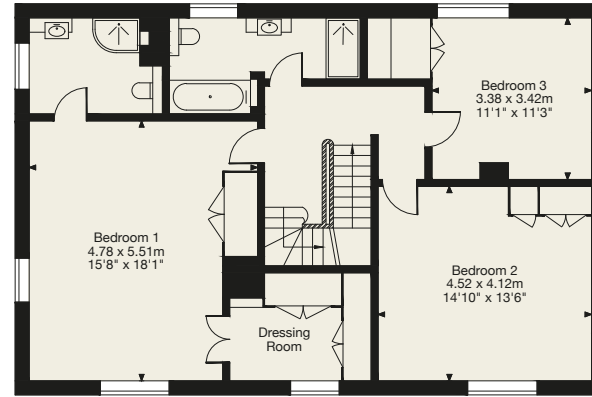
Outbuilding = 60 sq m / 645 sq ft

Garden Stores = 21 sq m / 226 sq ft

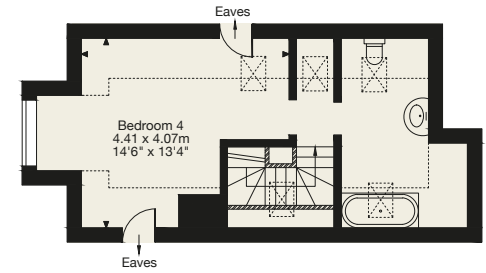
Total Area = 340 sq m / 3,658 sq ft



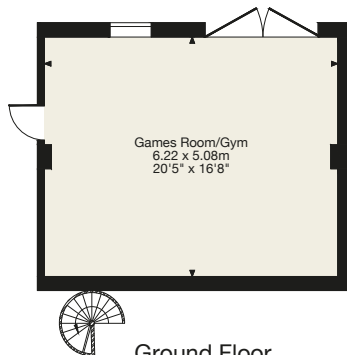
Ground Floor
Main House



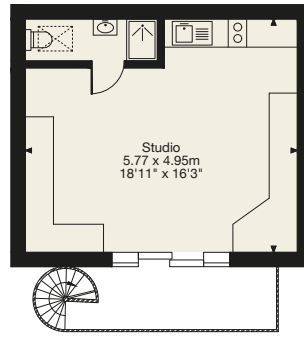
First Floor



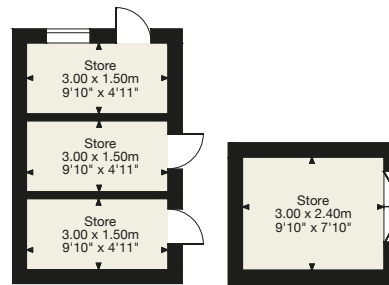
Second Floor



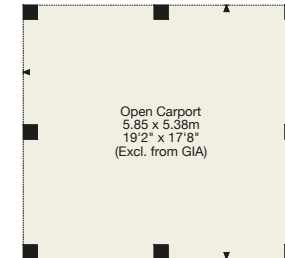
Ground Floor
Outbuilding



First Floor



Garden Stores



Carport

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