

OAKLANDS MANOR

FORDINGBRIDGE • HAMPSHIRE





OAKLANDS MANOR

MARL LANE • FORDINGBRIDGE • HAMPSHIRE • SP6 1JR

An elegant Grade II listed house, set centrally within its established grounds

Accommodation

Entrance Hall • Drawing Room • Sitting Room • Dining Room • Study • Kitchen/Breakfast Room
Orangery • Laundry Room • Boot Room • Wine Cellar • Cloakroom

Principal Bedroom with Dressing Room and en suite Shower Room
Four further Bedrooms, two with en suite Shower Rooms • Family Bathroom

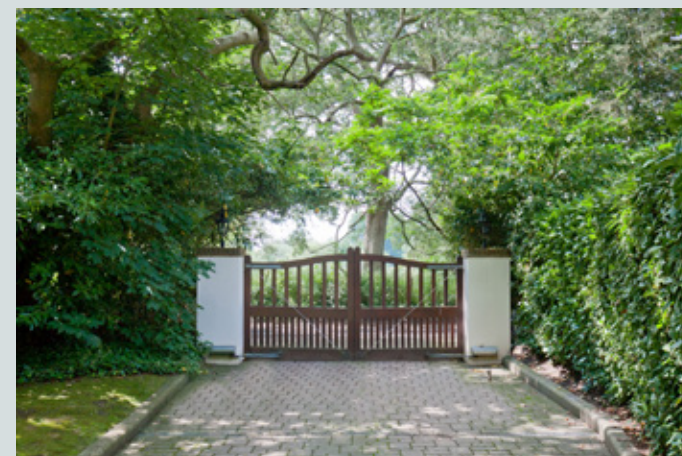
Coach House with integral workshops • Four further Garages

Gardens and Paddocks totaling 4.6 acres



Savills Salisbury
Rolfes House, 60 Milford Street
Salisbury, SP1 2BP
james.mckillop@savills.com
01722 426 820

Your attention is drawn to the Important Notice on the last page of the text





DESCRIPTION

Oaklands Manor, thought to have been built in 1840, sits in a secluded and private position within its impressive grounds. It has been refurbished to a high standard and yet retains many period features. A handsome portico, flanked by stone statuary, leads through the colonnade doorway into a galleried entrance hall, with sweeping staircase and Italian glass pendant chandelier. The dual-aspect drawing room and sitting room both have large floor-to-ceiling sash windows, overlooking the expansive lawns, and marble fireplaces. Like the main reception rooms, the dining room and study are also characterized by high ceilings. The focal point of the house is the impressive kitchen and adjoining orangery, with French doors on to the terrace. Fitted with hand crafted units, granite worktops and Miele integrated appliances, including two wine coolers, these rooms benefit from underfloor heating and can either be used as one large area, or separated by the glass bi-fold doors between them. An interesting feature in the kitchen is the wine cellar below, accessed down a stone staircase, via a reinforced glass door in the floor. A rear hall has a door to the courtyard and offers access to a cloakroom/lavatory, a boot room and a laundry room.

From the galleried landing, the spacious principal bedroom and dressing room have large windows overlooking the gardens and an en suite shower room. There are four further double bedrooms, two with en suite shower rooms, and a family bathroom, with free-standing bath and rain shower. Two of the bedrooms and adjacent shower room could, if required, be used as a separate guest/nursery suite, as there is an existing door to separate that wing.





SITUATION AND AMENITIES

The property sits on the fringes of Fordingbridge, on the edge of the New Forest. It also falls within the sought-after Cranborne Chase, an Area of Outstanding Natural Beauty. Fordingbridge has a range of useful amenities, including a doctors surgery, 'cottage' hospital, popular primary school and secondary school, small supermarkets, independent shops, butchers, cafés and pubs, along with both rugby and football clubs.

The beautiful Cathedral city of Salisbury, approximately 11 miles north, offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

The small market town of Ringwood is approximately 6 miles south and also has a wide range of amenities.

Southampton International Airport is approximately 21 miles east and Bournemouth International Airport approximately 17 miles south.

Racing is available at Salisbury Racecourse and Wincanton and golf at Rushmore, South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

The A303 or A31 provide access to the south west and London, via the M3.

There is a wide selection of both state and private schools in the area, including Forres Sandle Manor Prep School (a five minute walk from the house), Salisbury Cathedral School, Chafyn Grove, Godolphin, Clayesmore and Canford, as well as Bishop Wordsworth and South Wilts Grammar Schools in Salisbury and four Grammar schools between Bournemouth and Poole. There is also Waldorf (Steiner) School in Ringwood.









OUTSIDE

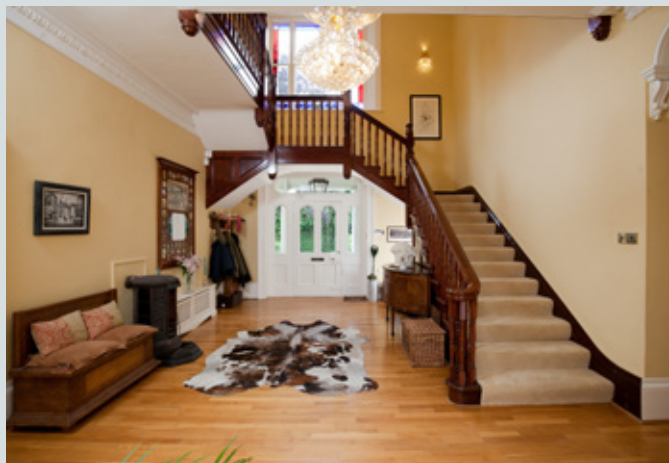
The house is approached through electric gates on to a sweeping drive, past paddocks and woodland, that culminates in a gravel turning circle in front of the house. An adjacent courtyard has four garages and a separate coach house, with two integral workshops/store rooms adjoining the main, full height bay, which has room to store up to four further cars, and a plant/boiler room.

Note: planning permission was granted in 2012 (now lapsed) to convert the coach house into a fitness suite with sauna, bathroom, changing room, utility room and pump room for a swimming pool. It also included a mezzanine gallery level.

A rare antique rose climbs the front elevation of the house, with a spectacular wisteria and climbing hydrangea spanning the east elevation. The grounds are a particular feature of the property, with an abundance of mature trees, such as cedar, maple, beech, acacia and twisted willow forming a protective boundary around the immaculate lawns and deep herbaceous borders. Two sheltered paddocks flank the property, one with attractive beech trees along one edge, providing shade for any livestock. There is a wooden stable block. The boundary fencing is deer and badger proof.

DIRECTIONS (SP6 1JR)

From Salisbury, take the A338 towards Ringwood. After approximately 10 miles, you will pass The Burgate School on your right, slow down and turn right, towards Fordingbridge centre. Follow this road to the mini-roundabout just past Tesco Metro, where you should take the second exit. Continue up the High Street and follow the road round to the right at the top. Opposite the Fire Station on your left, turn right into Normandy Way, then immediately left and through to Marl Lane. Oaklands Manor will be found approximately 300 yards up on the right-hand side.



TENURE

Freehold.

LOCAL AUTHORITY

New Forest District Council – 023 8028 5000.

OUTGOINGS

The property is subject to Council Tax Band H.

FIXTURES & FITTINGS

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

SERVICES

Mains Water and electricity. Private drainage. Oil fired central heating.

VIEWINGS

Strictly by appointment with Savills.



Oaklands Manor, Marl Lane, Fordingbridge, Wiltshire SP6 1JR

Gross internal area (approx)

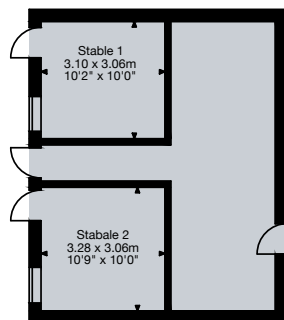
Main House 460 sq m/4,947 sq ft

Outbuilding 86 sq m/927 sq ft

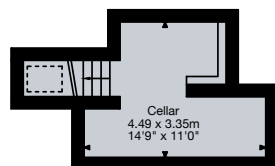
Stable 41 sq m/446 sq ft

Garage 69 sq m/748 sq ft

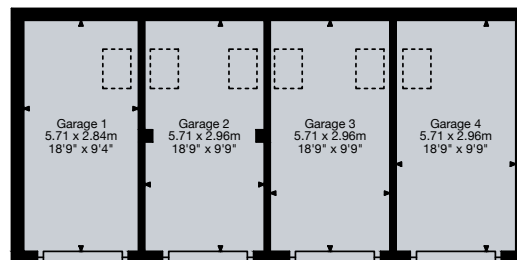
Total Area 656 sq m/7,068 sq ft



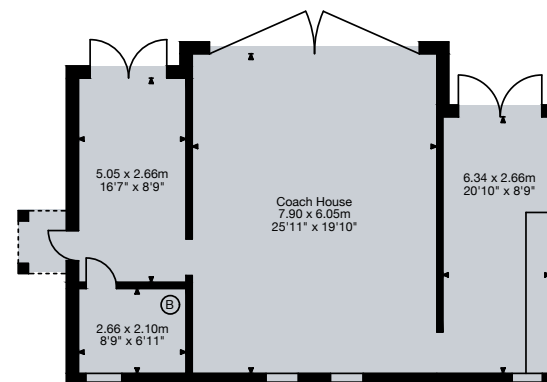
Stable



Cellar



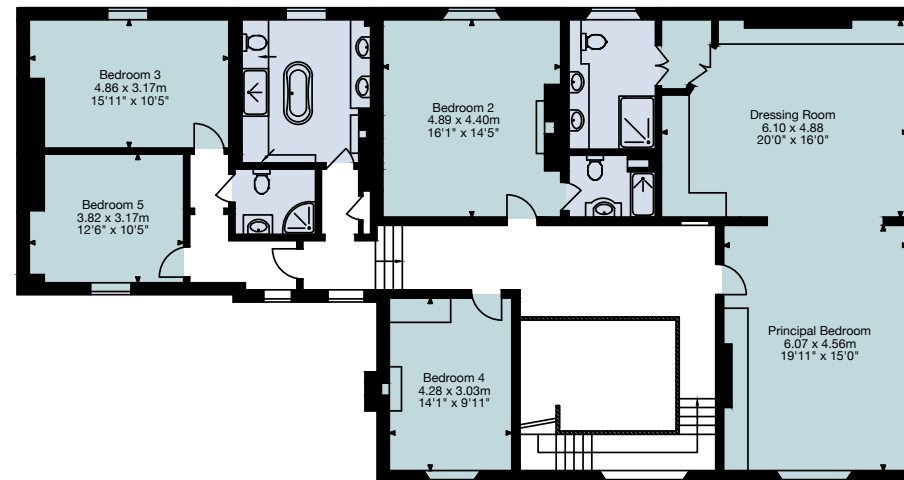
Garage



Outbuilding



Ground Floor



First Floor

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