

WEAVERS HOUSE

North Gorley | Fordingbridge | SP6 2PL





Guide Price: £2,000,000

 3/4  5  4  Multiple Vehicles

Exceptional Country Residence with Annexe in the Heart of the New Forest National Park.

Occupying a truly idyllic position within the New Forest National Park, Weavers House is an exceptional five-bedroom country residence set within approximately 2.4 acres of beautifully landscaped grounds, including a one-acre paddock. Enjoying direct forest access and elevated south-west facing views across the Avon Valley, this remarkable home offers an unrivalled lifestyle immersed in nature, privacy, and tranquillity. Beautifully renovated and meticulously maintained throughout, the property blends timeless character with refined contemporary finishes to create a superb turnkey family home. Perfectly suited to multigenerational living, equestrian use, or income generation, this New Forest home also benefits from a self-contained annexe together with extensive equestrian facilities including stables, barn, tack room, manège, and additional storage buildings.

- Five-Bedroom Country Residence within the New Forest National Park
- Approx 2.4 Acres including Landscaped Gardens and One-Acre Paddock
- Direct Forest Access with Outstanding Riding and Walking Routes
- Extensive Equestrian Facilities - Stables, Barn, Tack Room, and manège
- Beautifully Renovated Throughout with High-Quality Finishes
- Stunning Open-Plan Kitchen, Dining, and Entertaining Spaces
- Elevated South-West Facing Terraces with Far-Reaching Countryside Views
- Bespoke Outdoor Kitchen - Pizza Oven, Barbecue Area, and Bar Seating
- Self-Contained One-Bedroom Annexe with Income Potential
- Private setting with extensive parking and excellent transport connections

Ground Floor Accommodation

Entrance Hall

A welcoming and spacious reception hall immediately sets the tone for the home, with attractive sightlines through to the gardens beyond via French doors. Engineered oak flooring, exposed oak beams, traditional column radiators, and pewter ironmongery combine to create a warm and characterful first impression.

Kitchen / Breakfast Room & Dining Area

The bespoke shaker-style kitchen has been thoughtfully designed with an extensive range of handcrafted cabinetry complemented by solid oak worktops. Features include a Rangemaster cooker with five-ring gas hob, ceramic sink, integrated dishwasher, fridge and freezer, fitted wine cooler, and a central island providing additional storage and informal dining space. French doors open directly onto the rear terrace,

creating seamless indoor-outdoor living and entertaining. The adjoining dining area comfortably accommodates a large dining table for eight to ten guests and flows effortlessly between the kitchen and sitting room, while additional French doors lead onto the decked terrace overlooking the gardens and surrounding countryside.

Utility Room

Fitted with matching shaker-style cabinetry and solid oak work surfaces, the utility room provides excellent additional storage together with space for laundry appliances and further refrigeration. It also offers potential for internal connection to the annexe if desired.

Sitting Room

A beautifully proportioned dual-aspect sitting room enjoying far-reaching countryside views and French doors opening onto both the rear terrace and side patio. At its heart is a striking log-burning stove set upon a honed

granite hearth with timber effect heat proof mantel above. Oak block parquet flooring and feature panelled walls further enhance the room's elegant yet comfortable atmosphere.

Ground Floor Bedroom Three

A generously sized double bedroom with fitted wardrobes and a traditional-style en-suite shower room, ideal for guests or independent family living.

Ground Floor Bedroom Four / Snug

Currently arranged as a playroom and snug, this versatile double bedroom benefits from dual-aspect windows and French doors opening onto the outdoor kitchen and entertaining terrace.

Ground Floor Bathroom (Serves Bedroom Four)

Finished in a timeless boutique-hotel style, the bathroom features a freestanding cast iron claw-foot bath with floor-mounted mixer tap and shower

and shower attachment, Heritage vanity unit and matching column towel radiator with a low level WC.

First Floor Accommodation

Principal Bedroom Suite

A superb principal suite enjoying spectacular elevated views across the Avon Valley. The room offers fitted wardrobes, an additional walk-in wardrobe, and generous proportions throughout.

The luxurious en-suite shower room is finished with natural slate flooring, with electric underfloor heating and includes a large walk-in rainfall shower, with additional shower head, and twin basins set within a bespoke vanity unit.

Bedroom Two

Another spacious double bedroom enjoying stunning countryside views together with a walk-in wardrobe providing excellent storage.

Bedroom Five / Study

Currently utilised as a home office, this versatile room could equally serve as a fifth bedroom and also benefits from a walk-in wardrobe.

Family Shower Room

Beautifully appointed with brushed gold fittings, the family shower room features a walk-in shower, solid teak Tikamoon vanity unit with countertop basin, low-level WC, matching heated towel rail, and wood-effect flooring.

Gardens & Grounds

Approached via a gravel track, Weavers House enjoys a wonderfully private setting with a generous shingled driveway providing extensive parking. The landscaped grounds have been thoughtfully designed to maximise both entertaining and enjoyment of the surrounding natural beauty. Sandstone patios and pathways wrap around the

property, while a substantial elevated deck and terrace enjoy a sunny south-west facing aspect with panoramic views across the Avon Valley.

The outdoor entertaining area is a particular feature of the property making the most of the sunsets and complete with bespoke outdoor kitchen, pizza oven, barbecue area, bar seating, and provision for additional outdoor appliances. A prepared base with electrical connections is in place for a seasonal swimming pool or hot tub. The gardens include formal lawns, meadow areas, a wildlife pond, and post-and-rail enclosed paddocks.

Equestrian facilities are extensive and include multiple stables, tack room, barn, manège, and additional storage buildings, benefitting from power and lighting and there is water available in the yard with a supply to the paddocks. Separate gated access allows ease of access for vehicles and

equipment, while direct forest access enables riding and walking straight from the property without road use. The property also benefits from Commoners' Rights.

Weavers Lodge Annexe

Self-Contained Annexe

Weavers Lodge is a beautifully presented self-contained annexe currently utilised for holiday accommodation and income generation, although equally well suited for multigenerational living or guest accommodation. The annexe includes an entrance hall leading to an open-plan kitchen, dining and living area, a generous double bedroom, and a well-appointed bathroom.

Outside, the annexe benefits from private garden space together with off-road parking for two vehicles. There is also potential to reconnect the annexe internally to the main house, subject to requirements.

Location

Weavers House occupies an enviable position within the charming hamlet of North Gorley, on the peaceful north-western edge of the New Forest National Park.

Surrounded by thousands of acres of open heathland and woodland, the area is renowned for its exceptional walking, cycling, and horse-riding opportunities, offering a quintessential New Forest lifestyle whilst remaining highly accessible.

A popular country pub and excellent farm shop are within walking distance, while the nearby town of Fordingbridge (approximately 2 miles) provides a range of everyday amenities. Ringwood, approximately 5 miles away, offers a wider selection of shops, cafés, and restaurants. The property is also conveniently positioned for commuting, with easy access to the M27, Southampton Airport Parkway railway station, Salisbury, Bournemouth, Christchurch, and

the south coast's award-winning beaches.

Directions (Postcode – SP6 2PL):

From Ringwood, take the A338 heading north towards Fordingbridge. Continue for approximately 4 miles and turn right into Lawrence Lane, signposted North Gorley. At the end of the lane turn right, and after a short distance, take the next gravel lane on your left. Follow the gravel track round to the right and the property can be found a little further along on your right hand side.

Viewing bookings strictly by appointment only. Please contact us to arrange

EPC – D

COUNCIL TAX BAND – Main Property G & Annexe A

COUNCIL – New Forest National Park

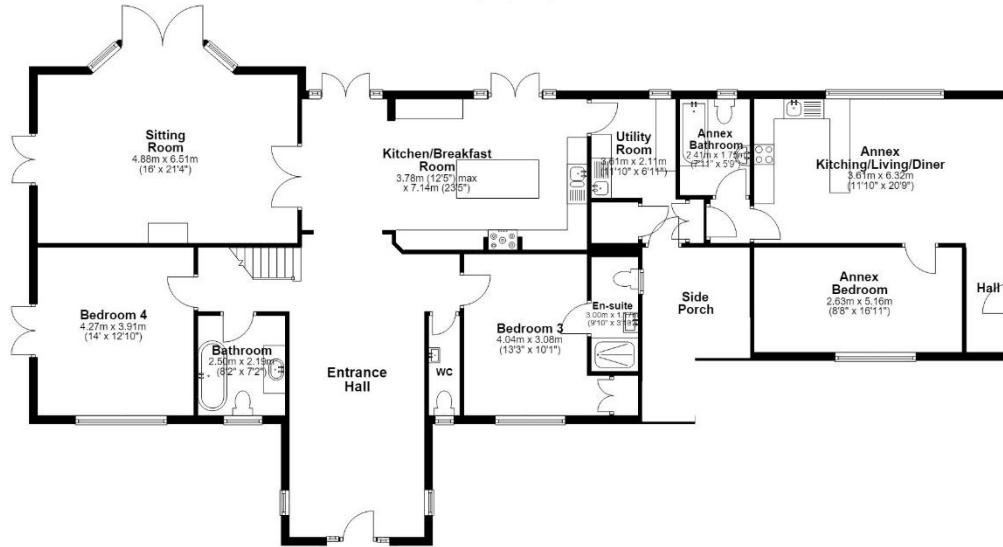
SERVICES - Private Drainage and Oil Fired Heating







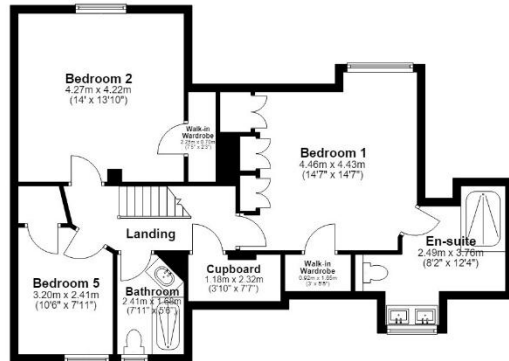
Ground Floor
Approx. 167.8 sq. metres (2021.0 sq. feet)
(excluding Side Porch)



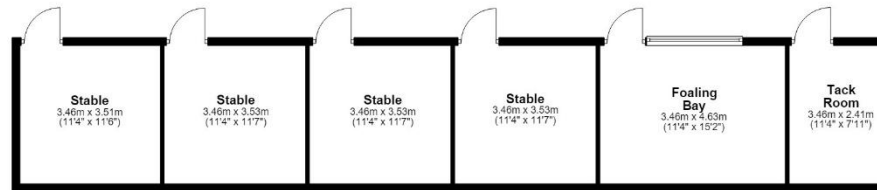
Outbuilding
Outbuildings approx 161.5 metres (1738.0 sq. feet)



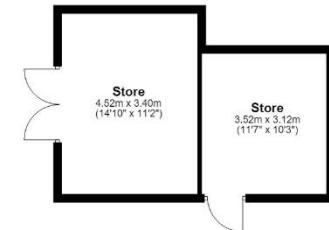
First Floor
Approx. 72.8 sq. metres (784.0 sq. feet)



Outbuilding
Outbuildings approx 74.8 metres (805.5 sq. feet)



Outbuilding
Outbuildings approx 26.7 metres (287.8 sq. feet)



Main area: Approx. 260.6 sq. metres (2805.0 sq. feet)
Outbuildings: Approx. 263.0 metres (2831.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY
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