



The Spinney

ST AUBYN'S LANE, HANGERSLEY, RINGWOOD, BH24 3JU

Tailor Made

ESTATE AGENTS



Charming character cottage

Coming to the market for the first time in 30 years, The Spinney is a charming and highly individual country home set within approximately one acre of beautifully maintained gardens and grounds. Located within the New Forest National Park, the property forms part of a small number of homes along a private and tranquil no-through lane in the sought-after Hangersley area, just outside Ringwood.

The cottage combines original mid-18th century character with generous and flexible accommodation. Thick oak beams, cob walls, lattice windows, deep-set inglenook fireplaces and handcrafted joinery all contribute to its warm and authentic feel, while the current owners have carefully created an ideal family home over their many years of ownership.

A timber porch frames the glazed frontage and handcrafted oak entrance door, opening into a cloakroom with stone flooring and useful storage. A substantial pine door leads into the entrance hallway, where Australian rosewood flooring and bespoke pine doors with custom hardware set the tone for the accommodation.

Local Authority: New Forest District Council • Tax Band: G • EPC: D



FOR SALE: FREEHOLD







ACCOMMODATION

The dual-aspect kitchen/breakfast room is a wonderful everyday living space, with exposed beams, vaulted ceilings and skylights drawing in plenty of natural light. Crafted by renowned local carpenter David Hutchings, the bespoke kitchen features traditional solid wood cabinetry, granite work surfaces, a double butler sink, integrated appliances, a Miele electric oven and gas hob, fridge/freezer and a two-oven gas AGA. Feature pine doors lead to a walk-in pantry, custom laundry room and boot room with rear garden access.

The Australian rosewood flooring continues into the dining room, where a deep-set inglenook fireplace with log burner provides a striking focal point. This dual-aspect room opens into the L-shaped loggia/garden room, which enjoys views over the patio and gardens, with parliament-hinged doors opening outside. The sitting room is equally atmospheric, with a further inglenook fireplace and log burner, together with the original entrance door leading out to the rear porch and gardens. A versatile games room provides additional reception space and connects to a vaulted office with an adjacent shower room.

On the first floor there are five bedrooms, all with good ceiling heights, some vaulted, creating a lovely sense of space and light. The principal bedroom enjoys views over both the front and rear gardens and includes a walk-in dressing room and en-suite bathroom with a Victorian-style suite and clawfoot bath. The remaining bedrooms are served by two further stylish bathrooms.

The layout offers excellent flexibility. A hidden secondary staircase in the west wing allows the cottage to be divided, if required, creating the option for two and three-bedroom homes, each with its own entrance, parking and staircase. Together with the separate two-bedroom barn, The Spinney would be particularly well suited to multi-generational living.





The outbuildings are a significant feature and add greatly to the property's versatility. These include the two-bedroom barn, a workshop/garage capable of accommodating at least two cars and benefitting from a car inspection pit, a second workshop, wood store and a gym, formerly a two-car garage. There is also a large covered veranda and decked entertaining area, together with a former two-storey tree house set on saddle stones.

The gardens have been lovingly maintained and enjoy excellent privacy, with lawns, mature trees, shrubs, flower beds, a wildlife pond, bug hotel, outside cooking area and sectioned vegetable garden with raised beds. The owners have embraced the area's natural flora and fauna, while also creating a wonderful family environment, including a football pitch of sorts, with goals formed by mature trees planted over 25 years ago.

The thatched carport provides covered parking for two cars and includes storage units, a butler sink, lean-to log store and hayloft. The property has also been well maintained, with the entire roof having been re-thatched during the current owners' tenure and the ridge replaced recently.

There is excellent access to the surrounding landscape, with a footpath near the entrance gates leading across a neighbour's wood and onto the open forest.

Services

The Spinney benefits from fibre-fast broadband, mains gas, electricity and water. There are two septic tanks, which are serviced biennially.

Situation

The Spinney is located in the exclusive Hangersley area, approximately 2.5 miles from the historic market town of Ringwood, which offers a vibrant high street, excellent local schools and convenient access to the open forest.

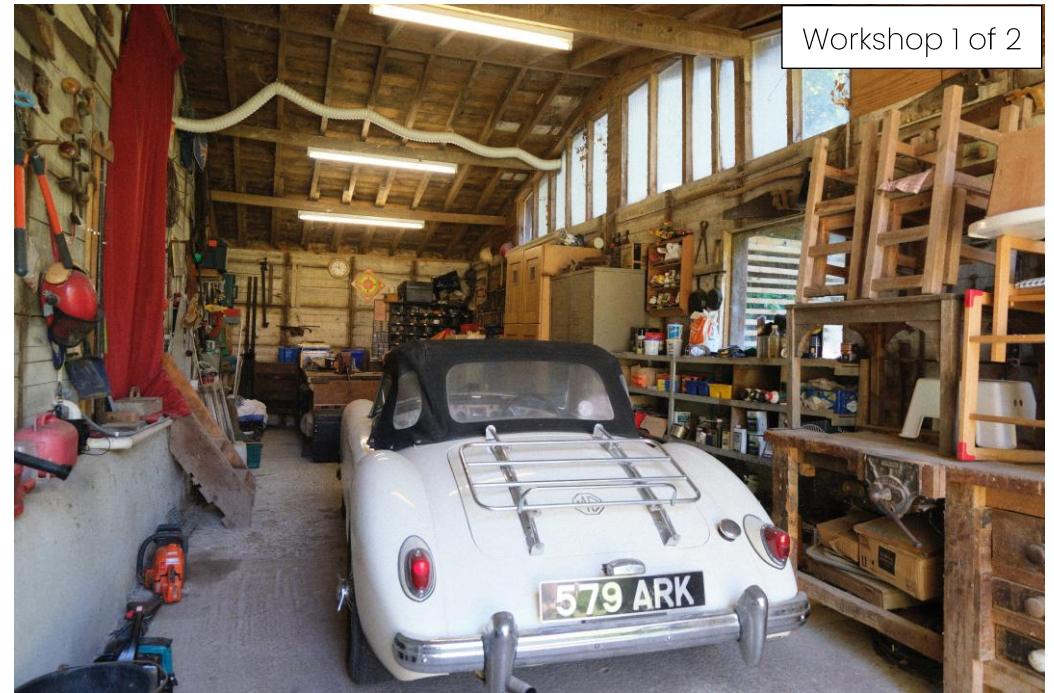
Salisbury is approximately 19 miles away, Southampton approximately 21 miles and Bournemouth approximately 13 miles, with its sandy beaches and coastal attractions. Bournemouth and Southampton airports, together with the M27 and M3 motorway network, provide excellent connections further afield.

Prospective purchasers are advised to make their own enquiries with the relevant local authority regarding planning permissions, flood risk, school catchment areas and proposed developments. All services and appliances have not been tested by the agent.





Annex / Workshops



Workshop 1 of 2



Annex Kitchen/Living Room



Annex Kitchen/Living Room



Car Barn

Annex & Workshops

5 Bed Cottage

Studio/Gym

Vegetable Garden

The Spinney

Approximate Gross Internal Area
6652 sq ft - 618 sq m



Not to Scale. Produced by The Plan Portal 2024
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AGENTS NOTES: EVERY ATTEMPT HAS BEEN MADE TO ENSURE ACCURACY, HOWEVER THESE PROPERTY PARTICULARS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. THEY HAVE BEEN PREPARED IN GOOD FAITH AND THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OF CONTRACT. WE HAVE NOT CARRIED OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS HAVE NOT BEEN TESTED. ALL PHOTOGRAPHS, MEASUREMENTS, FLOOR PLANS AND DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURCHASE OF ANY FIXTURE OR FITTINGS. LEASE DETAILS, SERVICE CHARGES AND GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED PRIOR TO AGREEING A SALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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