EQUUS

Country & Equestrian

FALLOW DALE FARM

FALLOW DALE FARM, Charles's Lane, Ringwood, Hampshire BH24 3FB

A detached six-bedroom multi-generational home with an annexe and equestrian facilities set within 3.1 acres (*TBV) of gardens and paddocks (potential further acreage to rent). The Property is nestled in a quiet rural area of the New Forest National Park and provides direct access for riding, walking, and cycling into the forest without any road work.

The whole is approached via a private drive, ensuring a secluded atmosphere, and is situated in one of the most sought-after regions of the New Forest, including Crow, Burley, and Ringwood, each offering a variety of local amenities. This adaptable family home has undergone significant remodeling and expansion, featuring a modern extension while retaining a blend of contemporary and character elements throughout.

The equestrian facilities include flexible stabling, which could be extended or replaced, subject to the usual permissions. The all-weather manege is conveniently accessible from the yard, and the paddocks are equipped with water and currently utilize a track grazing system.

For those interested in competitive equestrian activities, several show centres are within a short horsebox drive, including the Hampshire and New Forest Showground in Brockenhurst, Hurn Bridge Equestrian Centre in Christchurch, and Dorset Showground in Gillingham. Additionally, for sailing and water sports enthusiasts, the coastal towns of Christchurch and Bournemouth are just a short drive away.eip

LOCATION & AREA AWARENESS

The property occupies a peaceful and secluded position in a sought after rural hamlet within the beautiful New Forest National Park offering over 10,000 acres of moor, heath and woodland and being a haven for outdoor pursuits including cycling, walking, horse riding and fishing. Within a short distance is the traditional market town of Ringwood which boasts a comprehensive range of facilities, including a wide array of independent and high street shops, cafés, pubs, restaurants, two leisure centres and excellent schools.

For the commuter there is convenient access to the A31, providing links to the larger coastal town of Christchurch and sandy coastal town of Bournemouth (both approximately 8 miles south via the A338), Salisbury (approximately 18 miles north via the A338) and Southampton (approximately 18 miles east via the M27). There are international airports at Bournemouth and Southampton and the M27 and M3 provide good links to London (approximately 2 hours drive). National Express coaches make regular trips to London and all its airports.

ACCOMMODATION

Refer to the floor plan online and in the brochure for sizes and shape of the rooms and property.

The property is currently used for two families offering 6 BEDROOMS with the option to convert the snug into a 7th bedroom. 2 KITCHENS both with DINING AREAS, 2 SITTING ROOMS, 4 BATHROOMS and/or SHOWER ROOMS, further WC with wash hand basin, UTILITY ROOM, STUDY/HOME OFFICE (Accommodation in all just under 2700sqft). Doors between the two units remain in place allowing usage as one large family home.

ATTIC ROOM located in second kitchen dining area with drop down ladder for easy access (not shown in floor plan).

Furthermore, under the permitted development the 3 stables adjoining the property could be converted to garaging and additional accommodation.

EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plans online and in the brochure for sizes and shapes.

OUTDOOR RIDING ARENA - 38m x 18m all weather with post and rail.

3 LOOSE BOXES - on the drive with parking area as part of the main property but with permitted development to extend and convent to garaging and further accommodation.

Further 2 LOOSE BOXES - on main yard - also with open work area.

Insulated STORE / WORKSHOP - historically used as a home office / workspace.

SHED - HAY STORE - timber construction on main yard.

FORMER GARAGE - located to the rear of the property and was historically used as a garage before the recent extension and now cannot be used as a garage for cars. Currently it is used a further storage but with over 355sqft it may suite others uses subject to the usual consents from the local authority.

LAND & GROUNDS

The whole site is 3.1 acres (*TBV). The elevation of the house against the land and equestrian facilities allows a commanding view over the horses grazing area and riding arena. The paddocks are equipped with automatic water. A further additional 2-3 acres across the lane is potentially avail be to rent from a neighbour subject to

negotiation. The woods you see in the photos are not on the the 3.1 acres being sold, they are neighbouring properties.
*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION & SERVICES
TENURE: Freehold
PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick & Concrete / PARKING: Multiple off road and private drive.
TITLE NUMBER/S: HP162651
LOCAL AUTHORITY: New Forest TAX BAND: F
EPC RATING: D 68/79 - Certificate number: 2482-3062-2205-8596-8204. Full ratings & advisories/estimated costs are now online at the .gov web site:
https://find-energy-certificate.digital.communities.gov.uk/
SERVICES
HEATING: Mains Gas / SEWAGE: Private sewage plant, recently installed / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

HELPFUL WEBSITE LINKS
We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
https://checker.ofcom.org.uk/en-gb/mobile-coverage
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VIEWING ARRANGEMENTS
All Viewings are strictly by Appointment with the Vendors' Agent
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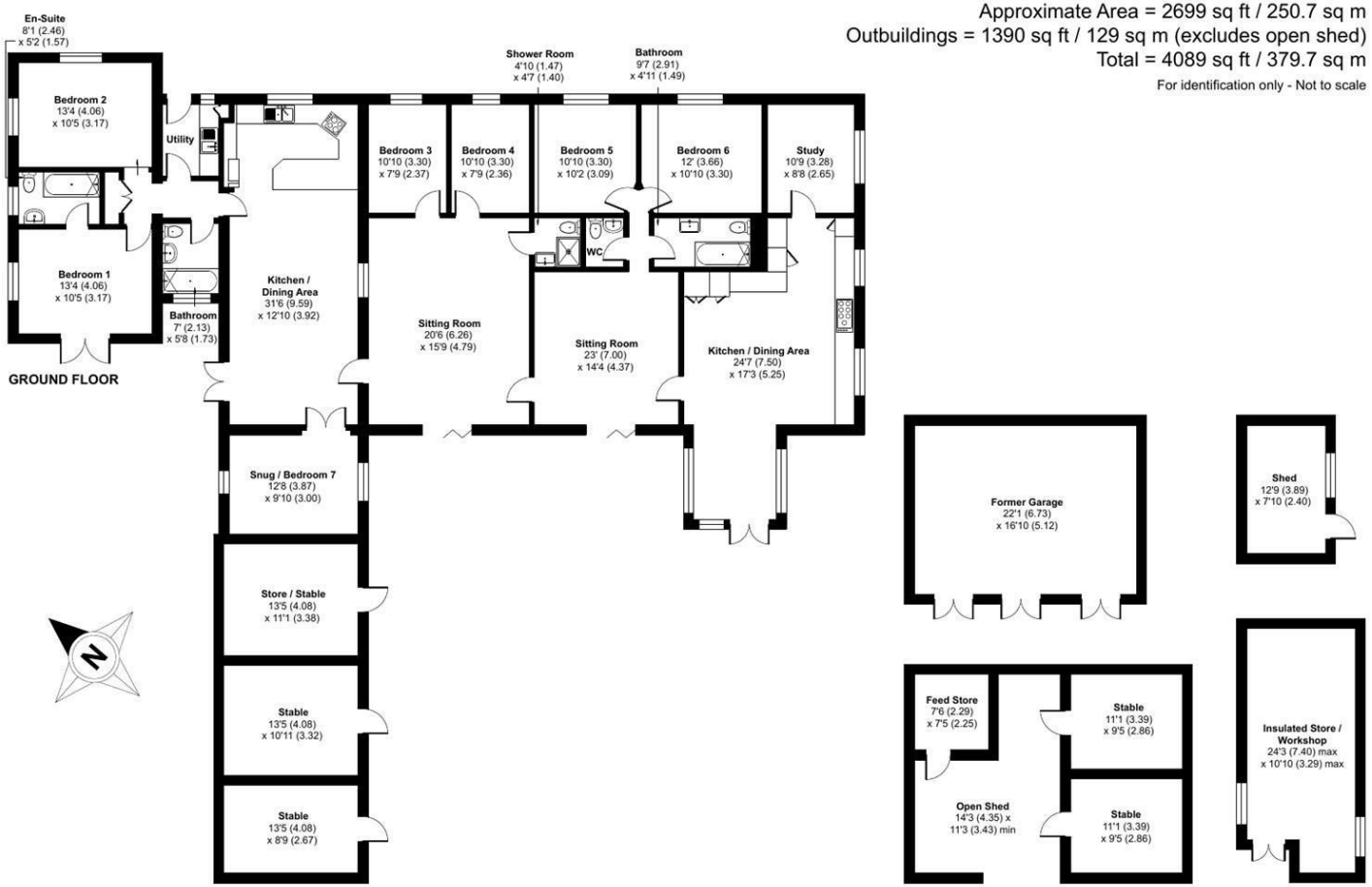
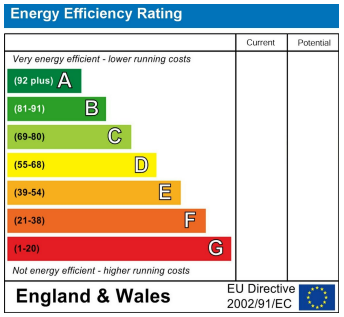
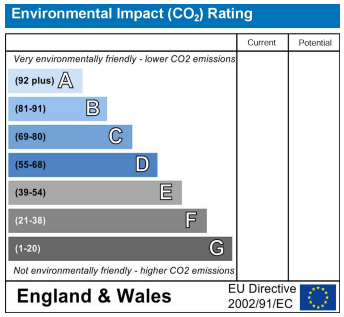
Guide price £1,195,000

Approximate Area = 2699 sq ft / 250.7 sq m
Outbuildings = 1390 sq ft / 129 sq m (excludes open shed)
Total = 4089 sq ft / 379.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Equus Property. REF: 1465995





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