

# The Merrie Thought

Fordingbridge





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# A significant late Victorian country house set within beautiful gardens and grounds, and boasting wonderful far reaching views

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The Merrie Thought, Stuckton, Fordingbridge, SP6 2HG

Fordingbridge town centre 1.4 miles, M27 9.3 miles, Salisbury city centre 12.0 miles,  
Salisbury mainline station 12.9 miles

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## *Features:*

Main house: Significant dining hall | Drawing room  
Sitting room | Study/Library | Sun room | Kitchen/breakfast room with adjacent dining and family areas | Boot room  
Cloakroom | Principal bedroom with en suite bathroom & fitted dressing room | 4 Further bedrooms | Family bathroom  
Shower room | Cellar | Attic

Cottage: Sitting room | Dining area | Family area | Kitchen  
3 Bedrooms | Office | Bathroom | 2 Shower rooms

3 Garages | Tractor shed | 2 Greenhouses | Summer house  
Wine room | Log stores | Workshop | Pool pump house  
Swimming pool | Gardens & grounds | 3 Paddocks  
Lake | Woodland

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About 18 acres in all









### *The property*

The Merrie Thought is a truly remarkable turn of the 20th Century country home set in a stunning position with amazing uninterrupted views of the Avon Valley west towards Cranborne Chase. Approaching 18 acres in all, The Merrie Thought offers the perfect house for a family or for those looking for multi-generational living. This 'hidden gem' comprises a substantial main five bedroom residence (with additional attic room), a separate three bedroom cottage as well as a separate large room suitable for an office or studio which has its own shower room. There is an array of garaging for multiple vehicles, ideal for a car enthusiast. The gardens and grounds surround the house and are laid out as beautiful landscaped gardens, as well as a swimming pool, a small lake, terracing and lawns, woodland, and paddocks.

The Merrie Thought was originally built around 1900 for Miss Christine Hulse of Breamore on land belonging to the Breamore family estate in an Arts and Crafts style. Since then, it has undergone several refurbishments and significant modernisation, yet retains all the elegant properties and features of a period home of its era, including a number of working fireplaces, beautiful tall ceilings, a cellar and attic rooms. The current owners have lived in the house for almost 20 years, and it has been a much-loved family home. Whether the next custodians are equestrian lovers, car enthusiasts, avid gardeners or purely just looking to enjoy private family living, The Merrie Thought really is the jewel in the northern New Forest's crown.

The main house has six attractive reception rooms to its ground floor, including the generous, 26ft drawing room with its timber beams overhead, handsome original fireplace and alcove seating area in the splendid corner turret. There is also a light, airy sun room with sliding glass doors opening to the gardens, as well as a fine formal dining area, a comfortable sitting room, a library for home working

and, adjoining the kitchen in a semi open-plan layout, a family area and dining area for relaxed everyday living. The well-equipped kitchen is fitted with modern shaker-style units and features a breakfast bar, a oil-fired Aga and space for all the necessary appliances.

Upstairs there are five well-presented bedrooms on the first floor and a further bedroom/attic room on the second floor. The luxury principal bedroom boasts a large en suite bathroom, a walk-in wardrobe and its own private balcony. One further bedroom also has a balcony overlooking the gardens, while the first floor also has a family bathroom and an additional shower room.

The detached cottage provides valuable additional accommodation and could be used as an annexe for family members, or other ancillary purposes. It includes a light and airy sitting room, a 36ft conservatory-style family area and dining area and a well-equipped kitchen, as well as three first floor bedrooms and a family bathroom.

Adjoining the cottage and accessed via an external spiral staircase is a large studio offering a multitude of potential uses. It has its own shower room as well as dual French doors opening on to balconies with fine views.















### *Outside*

The Merrie Thought is approached through pillared electronic security gates and over a long gravelled driveway that leads to the house. Garaging for up to six cars is available within the garages and a range of outbuildings include a tractor shed, two greenhouses, a workshop and several log stores provide excellent storage facilities. The gardens to the rear of the house include a wonderful pool area with heated swimming pool, stunning sun terrace and a barbecue area that's just perfect for outdoor entertaining. There is an extensive rear terrace and beyond are the beautiful rolling lawns, various established border hedgerows and a wonderful variety of mature trees. There is also a tranquil pond which is a haven for wildlife, and beyond the gardens, areas of woodland and three paddocks can be found.

Agents' Note - There is a narrow public footpath between two of the paddocks and across a small part of the third, although it is well away from the main house and mainly screened by high evergreen hedging. A deer fence (along with the hedging) protects the cultivated part of the garden from local deer which are often seen in two of the paddocks.

### *Location*

The property is in the small village of Stuckton, surrounded by New Forest countryside and just a mile from the town of Fordingbridge. Stuckton has the well known local gastropub The Three Lions, while the surrounding villages offer various amenities. Fordingbridge caters for most daily requirements, including shops, pubs, restaurants and cafés and access to primary and secondary state schooling. Independent schooling is available at Forres Sandle Manor School and Moyles Court School. Salisbury lies 11 miles to the north and has a wider range of recreational and shopping facilities including large supermarkets, as well as a direct rail service to London Waterloo (90 minutes). The house is also well situated for motorways with the M27 linking to the M3 giving access to both Southampton and London.





Cottage



Cottage







The New Forest National Park, which offers 140,000 acres of unspoilt open heath, moors, and stunning woodlands, is perfect for outdoor pursuits including horse riding, walking and cycling. Water sports and yachting centres are within easy reach, in particular, superb marinas at Lymington and Poole. The New Forest market town of Ringwood is a short drive away offering an excellent range of shops, boutiques, cafes, and restaurants, as well as good access via the A31 to both Bournemouth (to the west) and Southampton (to the east). There are two local airports, one at Hurn (Bournemouth) and one at Eastleigh (Southampton).

#### ***Directions***

From Salisbury take the A338 south for 10 miles, then take the B3078 exit and at the junction, turn right onto the B3078/ Southampton Road. After a mile, turn right onto Stuckton Hill and after 0.3 miles, you will find the entrance on the left.

#### ***General***

**EPC Rating:** E

**Council Tax Band:** H

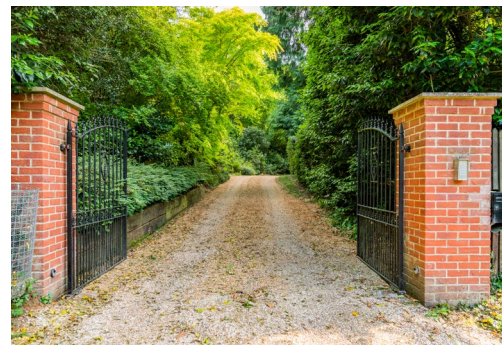
**Services:** Mains water and electricity. Oil fired central heating and diesel back-up generator to the main house. Private drainage (original septic tanks believed to predate current regulatory requirements).

**Local Authority:** New Forest District Council

**Tenure:** Freehold

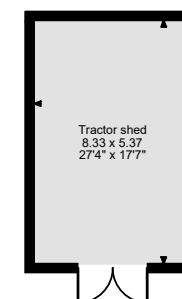
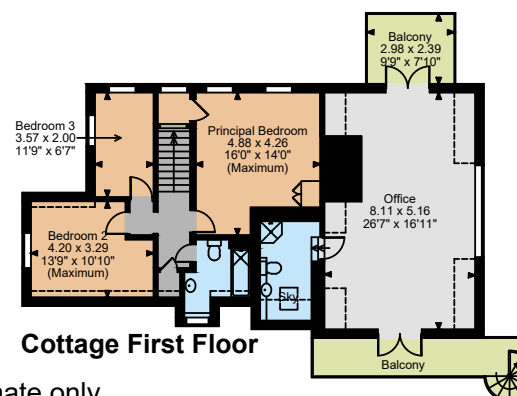
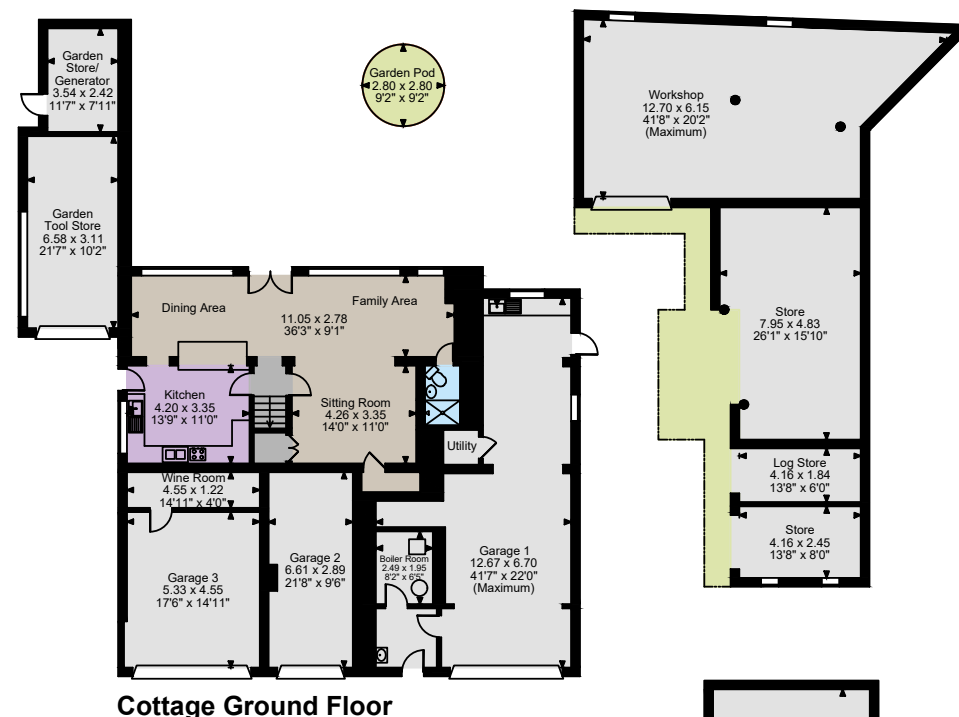
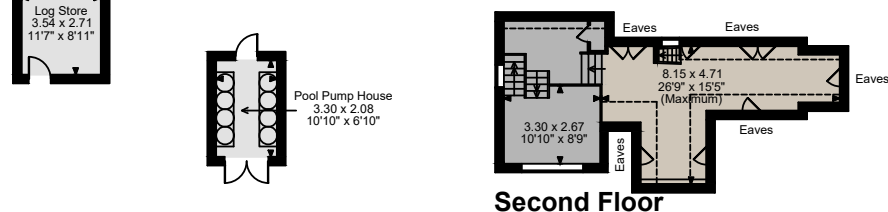
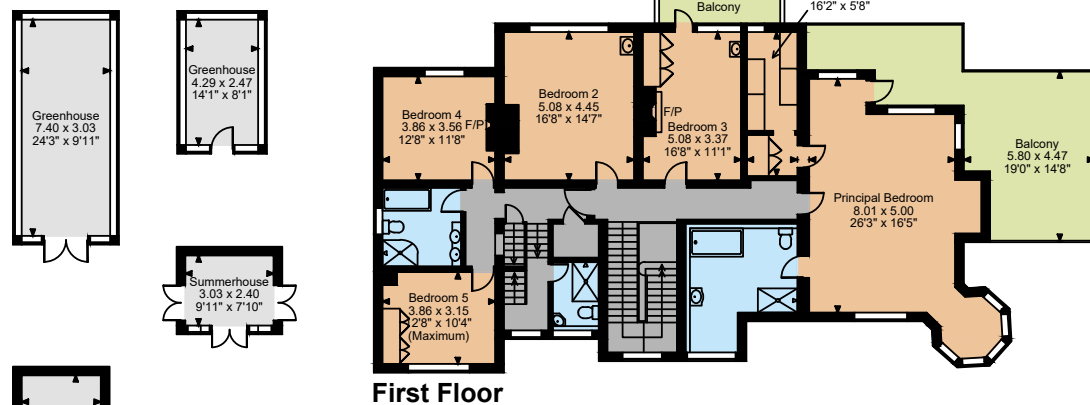
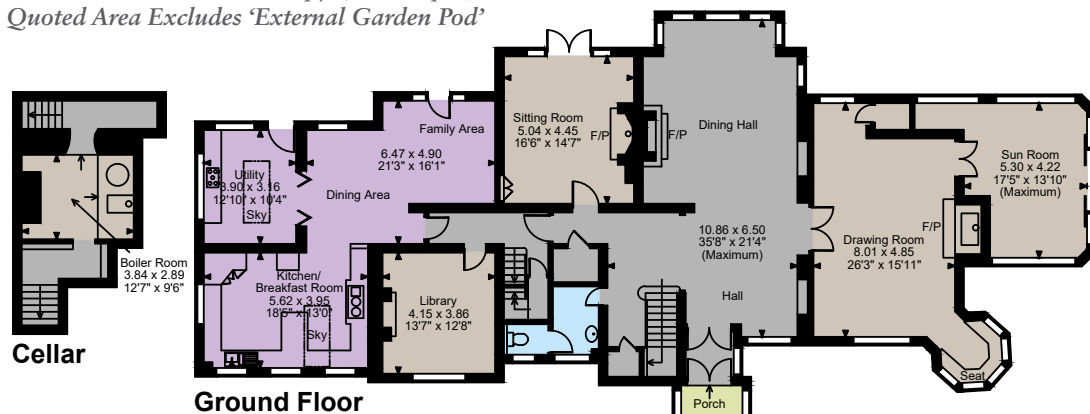
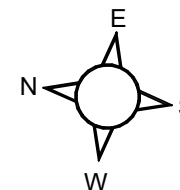
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Guide Price** £3,500,000





*Floorplans for The Merrie Thought*  
 Main House internal area 5,475 sq ft (509 sq m)  
 Garages internal area 1,282 sq ft (119 sq m)  
 Outbuildings internal area 2,685 sq ft (250 sq m)  
 Cottage internal area 1,768 sq ft (164 sq m)  
 Balcony external area = 606 sq ft (56 sq m)  
 Total internal area 11,210 sq ft (1,042 sq m)  
 Quoted Area Excludes 'External Garden Pod'



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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**Strutt & Parker London**  
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213  
london@struttandparker.com  
struttandparker.com

**Strutt & Parker Salisbury**  
41 Milford St, Salisbury SP1 2BP

+44 (0) 1722 638305  
salisbury@struttandparker.com  
struttandparker.com

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## The Merrie Thought, Stuckton, Fordingbridge SP6 2HG

Total Area - 7.29 ha / 18.01 ac

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