



*The Old Vicarage, Derritt Lane, Sopley, BH23 7AZ*

*£1,750,000*

**Mitchells**  
1963 — TODAY



# *Derritt Lane, Sopley*

First time on the market in almost 60 years! A truly charming Georgian former Vicarage with later additions from the early Victorian period, with accommodation amounting to about 6500 sqft arranged over 4 floors (exc garage & outbuildings). This is a beautiful architectural wonder and properties like this are seldom available in this area, being both close to the sea and New Forest. Situated in the sought after hamlet of Sopley, to the south of the market town, Ringwood and to the north of the Priory town, Christchurch. Sopley features a 13<sup>th</sup> century church, the historic Sopley Mill, The Woolpack thatched riverside pub on the banks of Sopley Brook and a lovely “village” community. Standing on a secluded park like plot of approaching 2 acres with a predominant South Westerly aspect to the rear. The Old Vicarage is now looking for it's next custodian who will no doubt wish to invest in it, to provide some more modern creature comforts whilst being able to hopefully retain all the style and grandeur from the era in which the property was originally built.



## The Property

- 8 bedrooms & 4 reception rooms
- Many lovely original features
- Open fireplaces, high ceilings, window shutters
- Picture and Dado rails
- A grand sweeping main staircase
- Oil fired Aga cooker
- Kitchen, Scullery & Pantry
- Large Cellar
- On the edge of the New Forest National Park
- Short drive to the beautiful beaches at Mudeford and Friars Cliff
- We understand the property is NOT listed
- Plenty of scope and potential for enhancement
- An abundance of parking
- A very private setting
- Council Tax 'G' NFDC
- EPC 'G'





## Location

Sopley is small hamlet within the beautiful New Forest National Park, The Woolpack public house is a short stroll away, two farm shops selling excellent local produce, village hall and the popular Primary School, which in turn is a feeder for both the Highcliffe Comprehensive and Ringwood Academy. The historic priory town of Christchurch with its pretty harbour is approximately three miles distant and access to London in under two hours, from the mainline station at Christchurch.



# Sopley, Christchurch, BH23

Approximate Area = 6443 sq ft / 598.6 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Garage = 202 sq ft / 18.8 sq m

Outbuildings = 264 sq ft / 24.5 sq m

Total = 6946 sq ft / 645.3 sq m

For identification only - Not to scale

Denotes restricted  
head height







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