



Hangersley, Ringwood, BH24 3JN

SPENCERS
NEW FOREST





HILL HOUSE

HANGERSLEY • RINGWOOD • NEW FOREST

A substantial Edwardian period home boasting gardens and paddock land amounting to approximately 4 acres.

This imposing property is located in the desirable area of Hangersley, which is close to the market town of Ringwood.

The generous accommodation is set over three floors and has previously been extended and re-modelled to form the house which it is today.

The property offers six bedrooms, four bathrooms, three reception rooms and a self-contained office/studio which could also be used as ancillary accommodation to the house.



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The Property

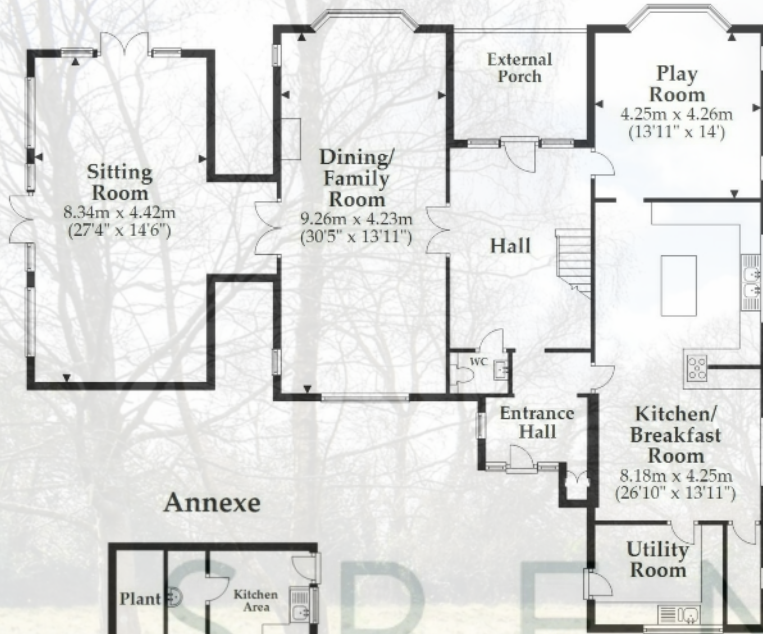
- Attractive covered entrance porch with large Oak front door
- Impressive reception hall with galleried landing
- In excess of 4,000sqft of accommodation ranging across three floors
- Large family/dining room with a log burner and picturesque views over the gardens
- Triple-aspect sitting room also benefiting from stunning views over the gardens
- Superb wooden floors throughout the main reception rooms
- Stunning bespoke kitchen with granite worktops
- High quality integrated appliances including a Rangemaster cooker
- Six double bedrooms over three floors
- Master bedroom with a large en-suite bathroom, featuring a roll edge bath and 'his and hers' wash hand basins
- Large office/gym with a kitchenette and shower room
- CAT5 cabling, Wi-Fi, Alarm and CCTV
- Array of sixteen solar panels



FLOOR PLAN

Ground Floor

Approx. 325.3 sq. metres (3501.5 sq. feet)



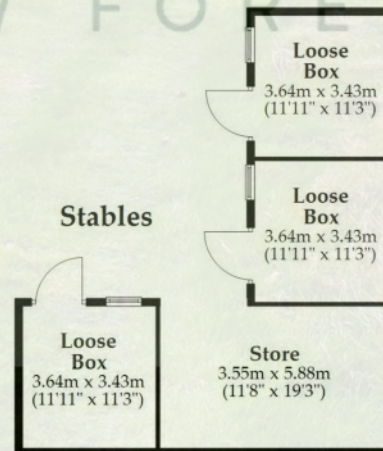
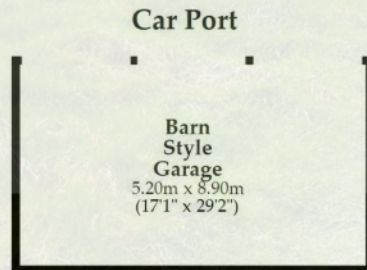
Second Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



First Floor

Approx. 141.0 sq. metres (1517.6 sq. feet)



Note: Outbuildings may not be positioned correctly

Main Property 376.7 sq metres 4.054.4 sq feet
 Outbuilding Total 148.7 sq metres 1.600 sq feet
 Made up of:
 Office Complex 43 sq metres 462.7 sq feet
 Garage 46.3 sq metres 498.2sq feet
 Stables 59.4 sq metres 639.1sq feet





Grounds & Gardens

The property is approached via electric gates, giving access to a long and sweeping drive. There is an oak-framed triple carport and access to the studio/gym. The grounds have been beautifully landscaped, featuring; large expanses of lawn, mature specimen trees, shrubs, ground covering plants and adjacent to the rear of the property is an outdoor swimming pool. A separate entrance provides access to the paddock and three stables, which also benefit from a power and light supply. Access to the open forest is easily within hacking distance (approximately half a mile away).

Directions

Exit Ringwood via the A31 dual carriageway heading east, take the slip road just before the In Excess Garden Centre and continue down this road for approximately ½ a mile until you will see a gated entrance on your left, denoted by our For Sale board.



The Situation

This property is set in the charming semi-rural location of Hangersley which sits just on the outskirts of Ringwood and is within walking distance of the stunning New Forest National Park. The historic town of Ringwood boasts a comprehensive range of facilities, including a selection of independent and high street shops, restaurants, two leisure centres and excellent schools. Whereas the New Forest offers over 10,000 acres of heath and woodland and is a haven for outdoor pursuits including cycling, walking and horse riding.

Services

Energy Performance Rating: C Current: 69 Potential: 70

Council Tax Band: G

Mains water, gas and electricity

Private drainage

Sixteen solar panels

Viewing

By prior appointment only with the vendors sole selling agent, Spencers New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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