



Ridgeside Gardens *The Ridge, Woodfalls, Salisbury, SP5 2LD*

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NEW FOREST





The Property

Woodhaven is an exceptionally well-presented three-bedroom detached bungalow, tucked away within delightfully landscaped gardens on the edge of the historic village of Downton. One of a pair of similar properties built approximately nine years ago by the highly regarded local developer Willton Homes, this is a home that has been designed with real thought and care—balancing modern energy efficiency with timeless comfort and tasteful finishes.

From the moment you step inside, the sense of light and space is immediate. The well-planned layout flows beautifully, offering versatile accommodation ideally suited to both family living and those seeking to downsize without compromise.

At the heart of the property is a stylish German kitchen, fitted with an excellent range of base and eye-level units with sleek Silestone worktops. A selection of integrated Miele and Siemens appliances ensures both practicality and luxury, making this a kitchen that is as enjoyable to cook in as it is to gather around.

The dining area and double-aspect sitting room are particularly impressive, each benefiting from trifold doors which open directly to the rear garden, creating a seamless connection between inside and out. This is a home that lends itself beautifully to entertaining in the warmer months, while in cooler times, the living spaces retain a warm, welcoming feel.

There are three comfortable bedrooms, including a generous principal suite with a contemporary en-suite shower room, and a further family bathroom finished to a high standard. A separate utility room adds further convenience, while double glazing and gas-fired central heating ensure a comfortable environment throughout the seasons.



3



1



2

FLOOR PLAN

GROUND FLOOR 1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

- Tenure: Freehold
- Energy Performance Rating: B Current: 83B Potential: 93A
- Council Tax Band: F
- Mains Water, Electricity and Drainage
- Gas Central Heating with the Boiler Being Serviced Yearly
- Broadband: Superfast broadband with speeds of 80 Mbps is available (Ofcom)
- Mobile Coverage: Good coverage - No known issues, please contact your provider for further clarity

Directions

From the main Ringwood Roundabout, join the A338 heading towards Fordingbridge. Continue on this road for 11 miles and just as you head into Downton, turn right onto The Borough. Stay on this road for approximately 2 miles passing through Redlynch. The property can be found on your right hand side, down the gravel track indicated by our for sale board.





Grounds and Gardens

Externally, Woodhaven continues to impress. To the front, there is a single garage with a power operated wooden up and over and parking for several vehicles. Gated side access leads through to the rear, where the garden has been thoughtfully landscaped to create a true sanctuary. The rear garden is a particular highlight - laid to a well-kept lawn and framed by mature apple and pear trees, alongside beautifully stocked and shaped beds. An Indian sandstone terrace provides the perfect spot for outdoor dining, while the elevated position offers charming seasonal views towards St Birinus Church. Highly private and full of colour through the seasons, this is a garden to be enjoyed all year round.

The Situation

Woodhaven is set in Woodfalls, on the western edge of Downton, a village that is both historic and highly sought after. The position is ideal, with Salisbury to the north and Ringwood, Bournemouth, and the South Coast to the south. The New Forest National Park lies just a short distance away, offering endless opportunities for walking, cycling, and horse riding. Downton itself is a thriving community, offering an excellent range of day-to-day amenities including a doctors' surgery, dental practice, pharmacy, library, Co-op supermarket, café, two takeaways, and traditional public houses. Families are well served, with respected pre-school, primary, and secondary education within the village, together with numerous play parks and recreational facilities. The beautiful cathedral city of Salisbury is approximately a 20 minutes' drive away and boasts a wealth of educational establishments, including two grammar schools, shopping facilities, a leisure centre and a mainline railway station with journey time to London Waterloo of approximately 90 minutes. Also within easy reach are Bournemouth and Southampton, both with international airports.

Important Notice

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 or 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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.co.uk

www.spencersnewforest.com