



Hangersley, Ringwood, BH24 3JR

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NEW FOREST





The Property

A most charming three bedroom detached cottage situated in a generous plot in a quiet, sylvan setting at Hangersley, in the New Forest National Park, yet conveniently positioned near to the desirable market town of Ringwood. Built in the late nineteenth century, this character home retains many original features and has been extended, providing additional living space on the ground floor. Spencers Property have been instructed as sole agents to this vacant home.

- Entrance porch leading into a striking entrance hall featuring the original Edwardian tiled floors and stairs to first floor accommodation.
- Impressive sitting room with dual aspect and brick built fireplace as well as a door connecting to the conservatory with quarry tiled floors.
- Dining room with gas fired stove and a pleasant aspect over the gardens.
- The country style kitchen has a super range of base, wall and drawer units finished in pine, a gas fired AGA, breakfast area and rear lobby.
- A generous utility room with additional built units and butlers sink, built in larder and cloak/shower room.
- The spacious garden room features a vaulted ceiling, a period style fireplace and this room has multi use as additional living space or a study.
- On the first floor there are three nicely proportioned rooms, all have built in wardrobes and pleasant views of the surrounding gardens.
- The principal bedroom benefits from a large ensuite bathroom and a generous airing cupboard. Family bathroom with a three piece suite.



FLOOR PLAN

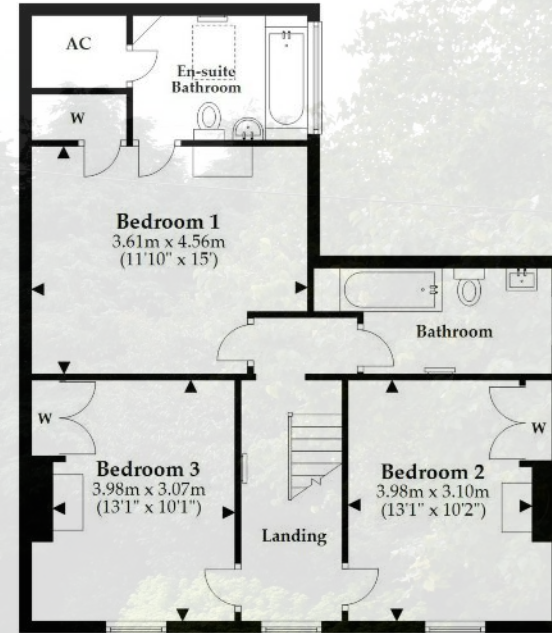
Ground Floor

Approx. 100.8 sq. metres (1085.2 sq. feet)



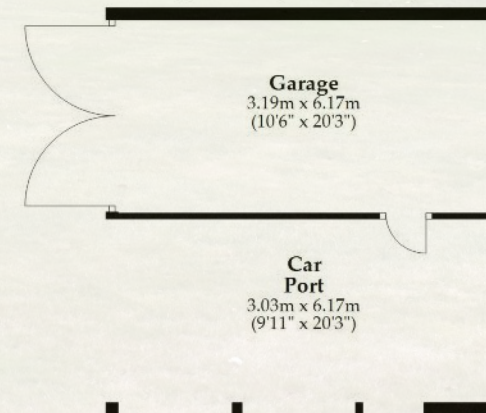
First Floor

Approx. 69.1 sq. metres (743.3 sq. feet)



Outbuilding

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 208.9 sq. metres (2248.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Services

Energy Performance Rating: E

Council Tax Band: F

Available download speeds of up to 1,000 Mbps

Mains Connected: Gas

Drainage: Private/Septic Tank



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 1/4 a mile until you come to a junction. Turn right and you will see the property on your right hand side. To park, take a right turn onto St Aubyns Lane and parking is on your right hand side.



Grounds & Gardens

The property is approached along a quiet and private lane into a wide drive through a wooden five bar gate into a generous parking forecourt.

There is a detached, oak formed cart house with twin bay. One side is enclosed and the other is a car port.

The gardens are a lovely feature of this desirable home with extensive sweeping lawns interspersed with individual trees and fruit trees, shrubs and some ground covering plants.

The established boundaries provide seclusion and there is another access via a footpath from the front boundary.



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 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. 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.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the 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 for 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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