



*Toms Lane, Linwood, Ringwood, BH24 3QX*

SPENCERS  
NEW FOREST









## The Property

To be sold via informal tender, with best bids to be received by Friday 6<sup>th</sup> October at 12 Noon. A remarkable detached bungalow situated within a picturesque four acre site in the ever popular hamlet of Linwood. Benefitting from panoramic rural views over open forest heathland, the property provides unlimited potential with an array of outbuildings in need of modernisation - such as barns and garaging that could provide a variety of uses STPP. Internally, the residence would benefit from a degree of updating.

After accessing the property for approximately 1 mile down Toms Lane, there is a large driveway leading up to the front of the property with parking for multiple vehicles. Steps lead up to a front door that then provides access too:-

- Entrance hallway with access to
- Large Kitchen / Diner with an array of wall hung cabinets and views across the paddock land beyond
- Bathroom comprising a 3 piece suite
- Large principal bedroom (formally 2 bedrooms) benefitting from fitted wardrobes and exquisite views over the garden and paddock land beyond
- Second bedroom posing as a well proportioned double bedroom

Adjacent to the main bungalow is a double garage complex comprising of:-

- Double garage with up and over door
- Tack room / storage room
- Utilities room

Outside there are also the following buildings:-

- Large Storage Barn
- Curved Stable Barn
- Small storage shed



FLOOR PLAN

Ground Floor  
Approx. 174.8 sq. metres (1881.3 sq. feet)



Total area: approx. 174.8 sq. metres (1881.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. 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.  
Plan produced using PlanItUp.









## The Situation

Ringwood offers the best of all worlds. This old market town is positioned on the edge of the New Forest, yet is just ten minutes drive to the coast and also has easy access to the A31, with London, Southampton and Winchester in one direction and Bournemouth in the other. It is an increasingly popular destination for home hunters. Best known as the home of Ringwood Brewery (inspiration for the current boom in microbreweries), it is undergoing a re-identification. The old cattle market has been transformed into a stylish shopping quarter with names such as Aga, Hobbs, Joules, Waitrose and Waterstones, and a programme of events that includes live music and farmers' markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, a new artisan bakery, and a variety of eateries. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted). There is a wide range of property from thatched cottages, through Victorian and Edwardian villas to tree-lined closes of homes built between the wars and every decade from mid-century onwards. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both with their airports are easily accessible.

## Grounds & Gardens

There is a comfortable enclosed garden benefitting from planted bedding and a small patio area. The remainder of the space is laid to lawn. Beyond this presents the acreage – 4 acres of sloping paddock space, enclosed mainly by trees and hedging of neighbouring boundaries. To the top of the acreage, some quite magnificent views can be enjoyed.



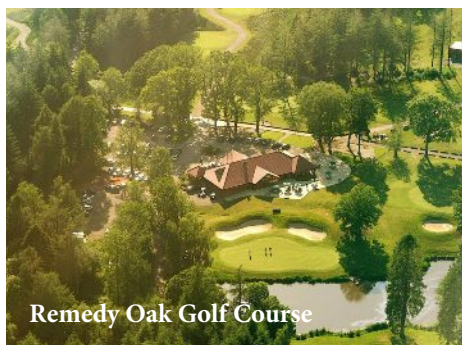




New Forest National Park



Ringwood



Remedy Oak Golf Course



Moyles Court School

## Services

Energy Performance Rating: TBC

Council Tax Band: F

Drainage: Private

Heating: Oil Fired

## Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road. Continue until you see the sign for Linwood. Turn right here and continue to the end of this road, crossing the cattle grid over the bridge and then turn left. Continue along this road heading to Linwood. As you approach the Red Shoot on your left, turn left into Toms Lane. Continue along this lane (don't take the left hand fork) go right to the end then bearing left and you will arrive at the property.

## 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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