



*Woodgreen, Fordingbridge, Hampshire, SP6 2AU*

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NEW FOREST





## The Property

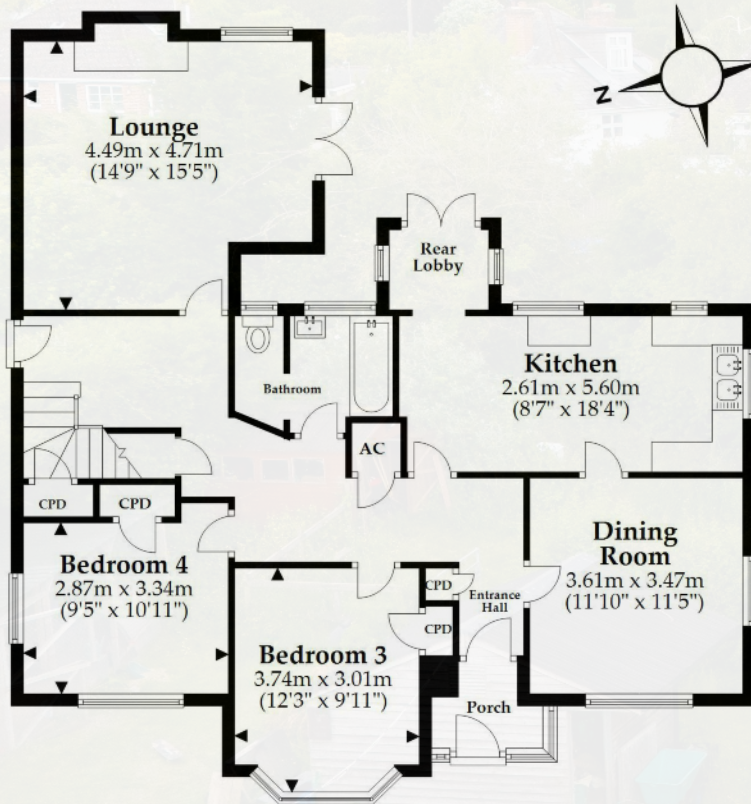
A wonderful opportunity to purchase a delightful home, nestled in the sought after village of Woodgreen, within the New Forest National Park. The property has undergone a sympathetic refurbishment and improvement in recent years and features many highlights.

- A porch area with ample storage space
- Spacious, rustic 'farmhouse' style kitchen, with attractive tiling and worktops and featuring a careful attention to detail and high specification. Appliances including a Range Cooker
- Welcoming and inviting dual aspect dining room
- A double bedroom with bay window
- A further double bedroom, with dual aspect
- A modern bathroom, featuring a good specification, plenty of cabinets and walk-in shower
- A cozy reception rooms, featuring an inglenook style fireplace and with French doors leading out onto the patio
- The property continues to shine upstairs with:
  - Well presented double bedroom, including fitted wardrobes and en suite
  - A further spacious and bright double bedroom that also has its own en suite
- A generous landing area which lends itself to potentially being a relaxing area or office/study
- A selection of outbuildings, including a garage/workshop, a summer house/outdoor office as well as stables and a recently converted impressive games room/bar, which also benefits from a shower room, which can be used as a utility room

# FLOOR PLAN

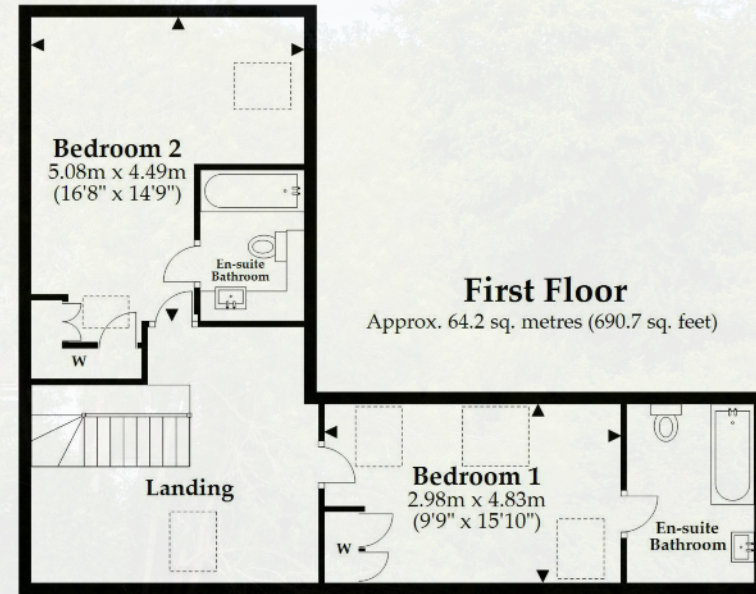
## Ground Floor

Approx. 101.9 sq. metres (1096.4 sq. feet)



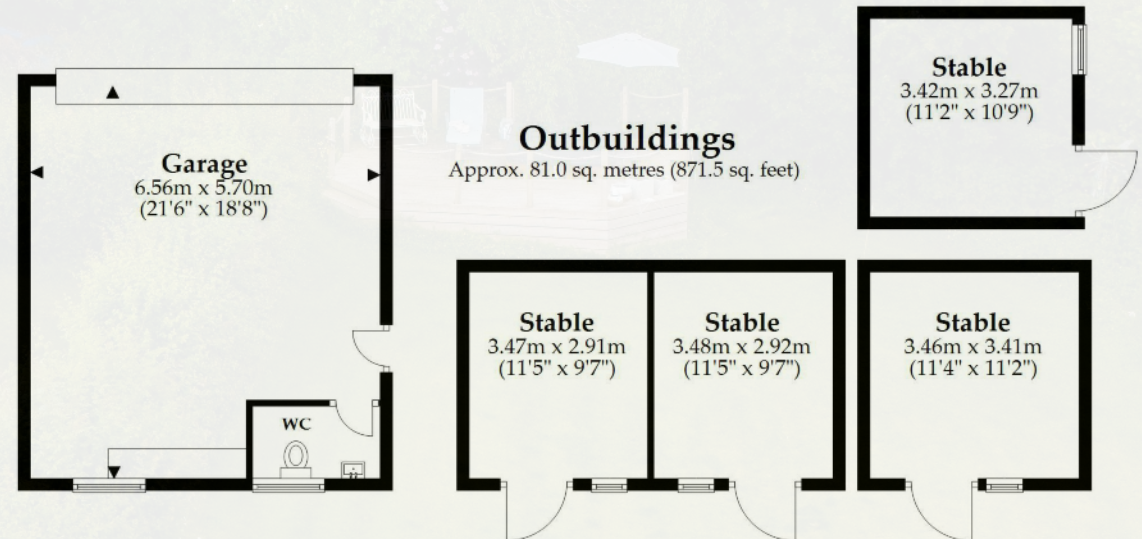
## First Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



## Outbuildings

Approx. 81.0 sq. metres (871.5 sq. feet)



Total area: approx. 247.0 sq. metres (2658.5 sq. feet)

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







## Directions

From Ringwood, join the A338 heading north towards Fordingbridge and Salisbury. Continue for approximately 10 miles and upon reaching Breamore you will see a signpost for Woodgreen, turn right and proceed over the bridge. Prior to the Horse and Groom Public House, turn right and proceed along High Street, where the property will be found on the left.

## The Situation

The property is situated in the picturesque New Forest village of Woodgreen, located within the idyllic North Westerly corner of the New Forest National Park. Woodgreen is a delightful, thriving village providing a local pub, post office/village store, village hall, church and village green, yet is just a short drive away from the small town of Fordingbridge, comprising a comprehensive range of shopping facilities and amenities as well as good schooling. The surrounding New Forest offers thousands of acres of heath and woodland ideal for a variety of outdoor pursuits, particularly bike and horse riding. The easily accessible A338 gives access to the cathedral city of Salisbury, with mainline railway station (approximately 8 miles north), and the bustling coastal towns of Bournemouth, Christchurch and Poole (approximately 18 miles south). Southampton is approximately 20 miles east (via the M27), and London approximately a two hour drive (via the M27/M3/M25).

## Viewings

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 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.



## Gardens & Grounds

Set in picturesque grounds of approaching 0.7 acres, the outside space really shines and is a tranquil retreat. Comprising mainly of a private and secluded garden, with water features and a patio, along with a pleasant array of plants and shrubs. There is a second double gate driveway to the property, while the pleasant decking area, secluded and positioned to enjoy the tranquil surroundings, has a built-in hot tub. It is noted that the property also benefits from Commoners rights, being a key feature for those who wish to turn out ponies.

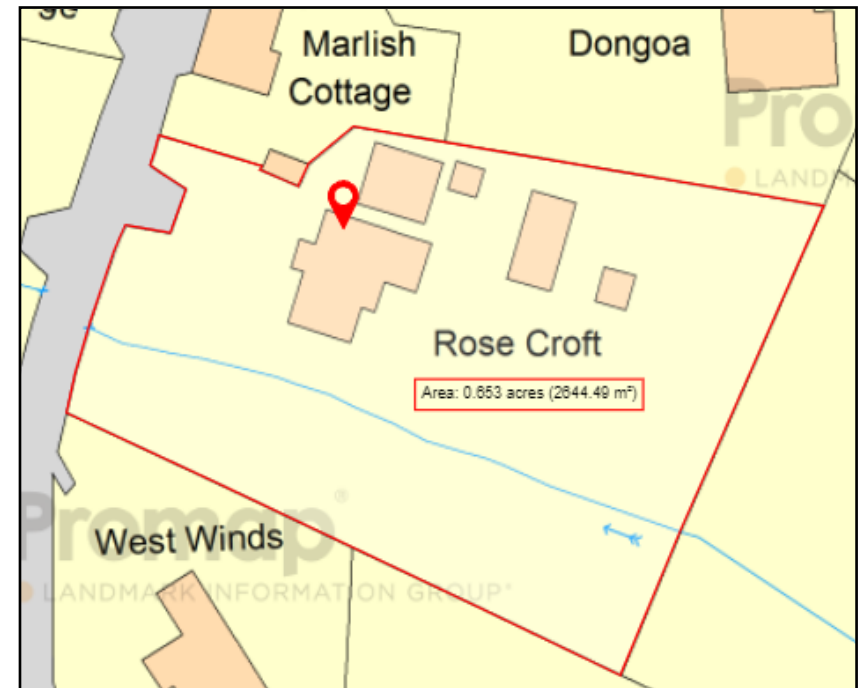
## Services

Council Tax Band: E

Mains Electric & Water

Private Drainage System

Energy Performance Rating: D





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

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