



Woodlands, Wimborne, BH21 8LL

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NEW FOREST





The Property

Situated in the picturesque semi-rural village of Woodlands, this delightful 4/5 bedroom chalet is situated within complete tranquillity and internally benefits from exceptional quality accommodation. Being on the doorstep of the prestigious Remedy Oak Golf Club as well as delightful open forest walks, this really is a great opportunity for the future custodians.

- Spacious entrance hallway offering access to all ground floor rooms and upstairs via an oak staircase with feature maritime engineering brackets adjoining the balustrades
- Exquisite, newly fitted kitchen / breakfast / diner benefitting from a no expense spared shaker style kitchen with a variety of high quality fitted appliances. A stunning flagstone floor runs throughout and access onto the rear garden is via French doors
- Large Sitting Room with wood burner for warmth and ambiance. This is a bright and airy room, with a feature window overlooking the rear patio and garden
- Additional versatile room suitable for gym, study, or ground floor bedroom
- Two ground floor double bedrooms, each with en-suite shower rooms and fitted wardrobes
- Family bathroom
- Spacious utility room for added convenience and efficient storage
- Principal bedroom with built-in wardrobes and modern en-suite to the first floor
- Two more bedrooms complimented by light and spacious Velux windows, fitted wardrobes and family bathroom to the first floor



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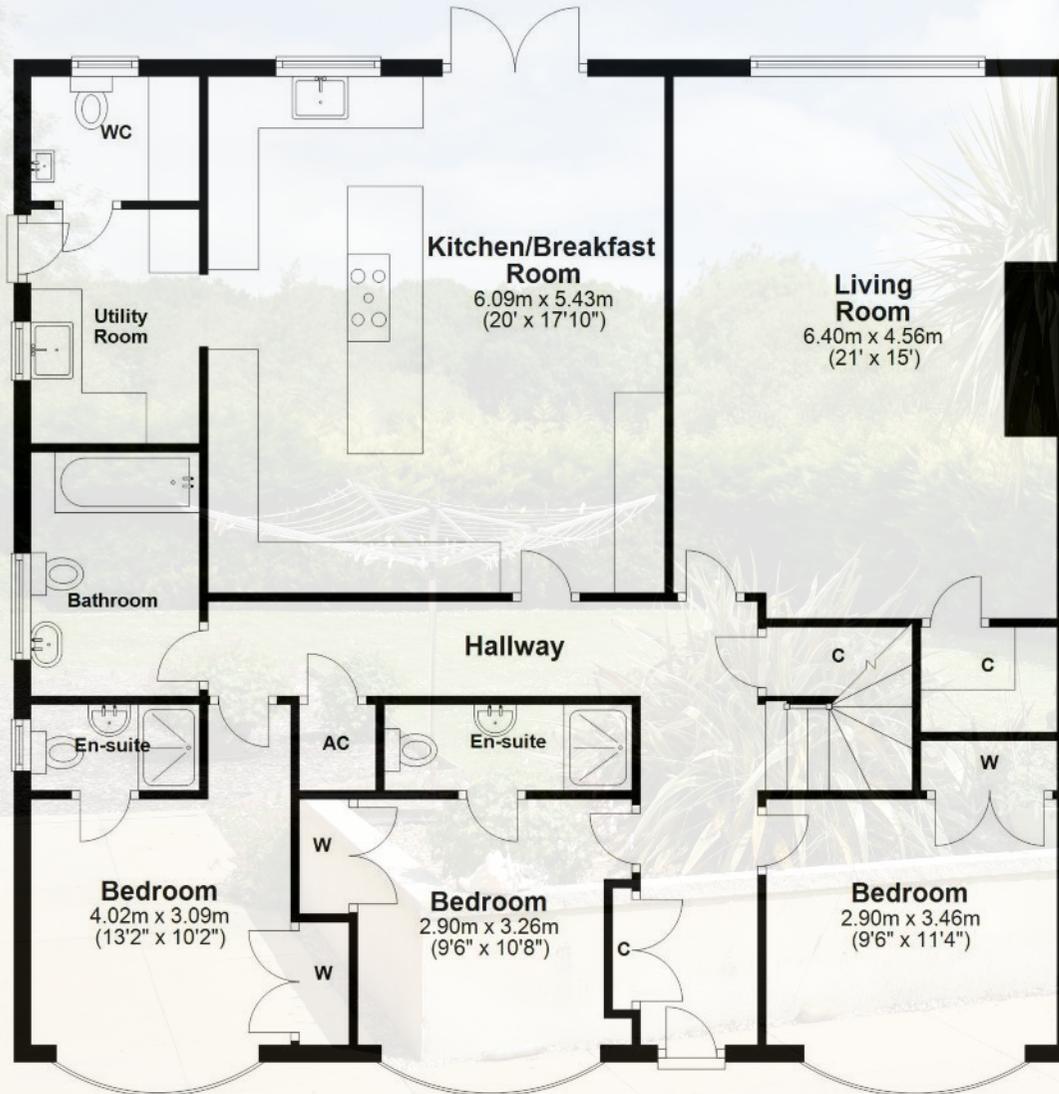


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FLOOR PLAN

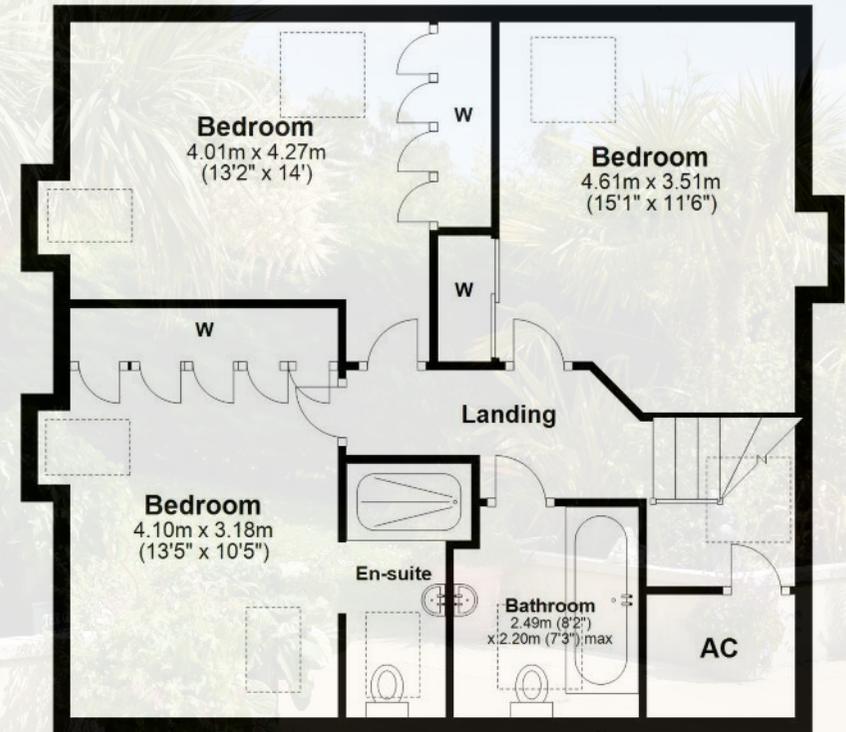
Ground Floor

Approx. 140.6 sq. metres (1513.0 sq. feet)



First Floor

Approx. 71.7 sq. metres (771.4 sq. feet)



Total area: approx. 212.2 sq. metres (2284.4 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 PlanUp.





Directions

Leave Ringwood via the A31 heading west, exit the A31 signposted to Verwood and proceed on Verwood Road.

Continue through Verwood, going straight across the roundabout exiting the town and continue until the turning on your left signposted to Woodlands.

Proceed through the village, upon reaching Whitmore Lane and you will come to the entrance to the property on your right.

The Situation

Woodlands is an attractive village situated 5 miles north-east of the town of Wimborne Minster. The local towns of Wimborne and Verwood both offer a great range of amenities, supermarkets and recreational facilities, which include the Remedy Oak Golf Club, Moors Valley Country Park and the stunning Cranborne Chase which is only a short drive away.

Nearby and easily accessible along the south coast are miles of beautiful blue-flag beaches and the stunning Jurassic Coast. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is just an hour away via a train from Southampton Parkway. The larger shopping towns of Bournemouth and Southampton both of have international airports.

Services

Energy Performance Rating: C

Council Tax Band: F

Water: Mains

Electricity: Mains

Drainage: Private

Heating: Oil Fired, Underfloor heating and Woodburner



Grounds & Gardens

- Gated entrance provides access to a pea shingle driveway, running parallel with a sweeping front lawn that lead to a detached double garage
- Ample parking space for several vehicles, including boats and caravans
- To the rear of the property there is a newly extended patio and entertaining space
- This leads onto sweeping lawns that are enclosed well by mature bedding and trees
- There is an array of tucked away storage areas to the rear and front of 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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