



Avonside *High Street, Woodgreen, Fordingbridge, SP6 2AU*

SPENCERS
NEW FOREST



The Property

A stunning three bedroom detached single storey dwelling which is “like new” situated in this very sought-after New Forest village location benefiting from far reaching uninterrupted views of the surrounding countryside. Offered with no forward chain, this desirable, immaculate home has been recently completely refurbished and re-configured to provide a modern and stylish low-level maintenance home.

- Fitted kitchen in a shaker style with a range of base, wall and drawer units with a quality quartz worktop
- Integrated appliances include fridge /freezer, dishwasher, double eye level electric oven and an inset electric induction hob with extractor
- Modern and stylish bathroom suites which include two contemporary en-suite shower rooms with a three-piece suite with high quality porcelain tiled walls
- Three bedrooms with attractive flooring and master bedroom with ensuite dressing room



3



1



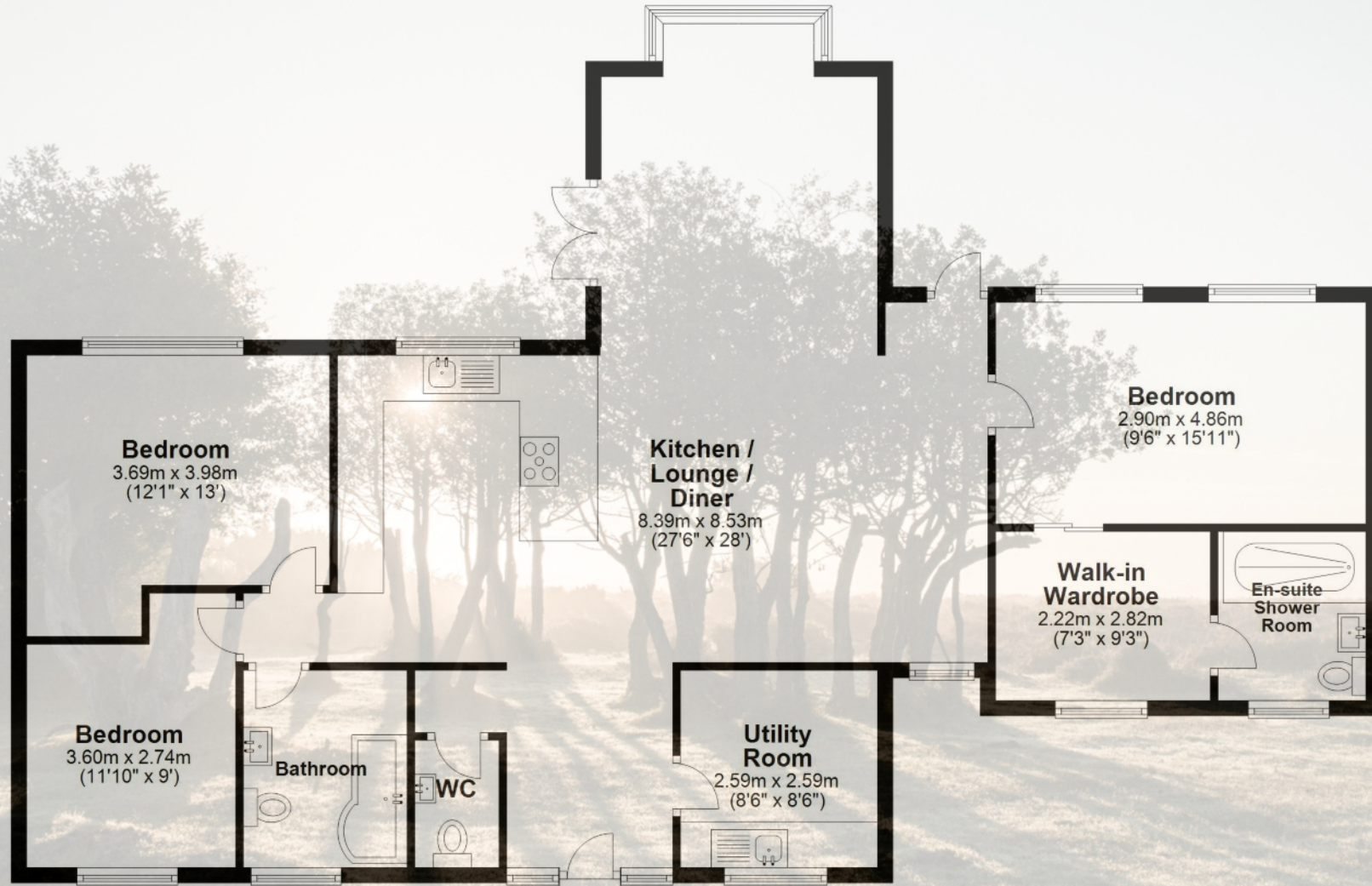
2



FLOOR PLAN

Ground Floor

Approx. 122.2 sq. metres (1315.6 sq. feet)



Total area: approx. 122.2 sq. metres (1315.6 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.

Grounds & Gardens

Outside the property is approached through large wooden five bar gates into a parking forecourt for several vehicles. The rear gardens are a raised lawn with superb views across adjacent paddocks and there is a raised stone terrace with plenty of space for garden furniture

Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 69C Potential: 84B

Property construction: Standard construction

Mains electric and water

Ground or/and air heat pump used to heat the property

Domestic/ small sewage treatment plant (sole use)





Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road and continue passing Fordingbridge road until you approach the village of Breamore, shortly turn right signposted Woodgreen. Come into the village and then turn right before the pub into the high street, continue up the high street and you will come to the property on your right.

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).



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@spencersnewforest.com

www.spencersnewforest.com