



*Hangersley, Hangersley Hill, Ringwood, Hampshire, BH24 3JN*

SPENCERS  
NEW FOREST





*A handsome country retreat situated on the edge of Ringwood close to the New Forest, set in grounds of about two acres and features an indoor swimming pool complex including gymnasium and extended garaging.*

*This imposing five bedroom three bathroom detached family home is beautifully presented and features a magnificent modern and stylish open plan kitchen/living and dining room with high quality appliances.*

*Outside the property is surrounded with stunning parkland grounds and an outside all weather tennis court.*



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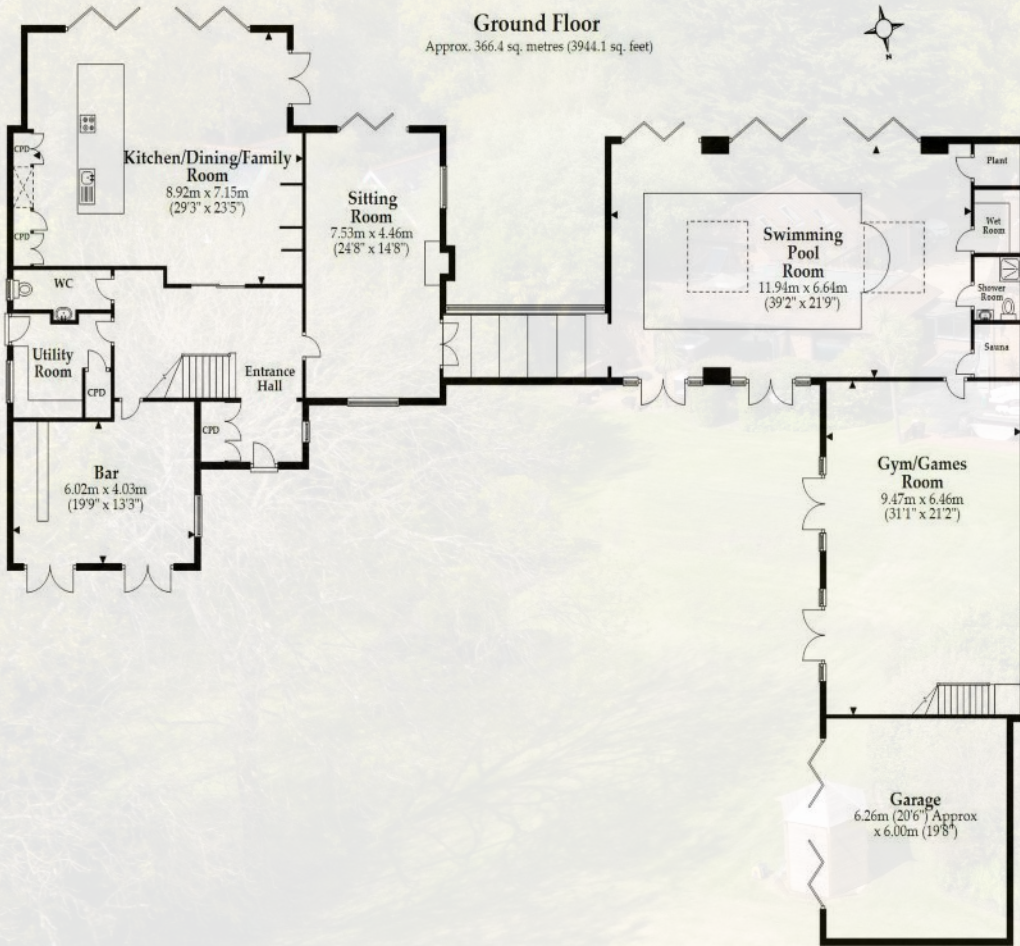
## The Property

- Stunning entrance hall with vaulted ceiling part porcelain tiled floors wood stripped floors attractive part glass panelled stairway to first floor galleried landing built in cloaks cupboard and cloakroom
- A magnificent modern and stylish open plan kitchen/breakfast/dining /living room with impressive porcelain tiled floors with underfloor heating
- High quality corian worktops, and an excellent range of base , drawer and wall units with integrated double fridge-freezer, induction hob with pop up extractor, wine fridge, dishwasher. Water softener, instant Quooker boiling water tap, two eye level fan assisted ovens, steam oven and warming drawer
- Media wall with recess for a HD smart TV, open fireplace with ethanol instant fire, large dining area and bi fold doors leading out onto a large adjacent terrace
- A very smart games room/study with built in bar and there is a separate utility room
- A bright and spacious living room with double aspect, contemporary stone fire surround with open fire
- Swimming pool complex which includes heated swimming pool, steam room, sauna, showers, beautifully finished slate style tiled surround
- Gym/games room stairs leading to first floor office/study. Adjoining double garage with electric remote doors
- Stairs from hall to first floor galleried landing, five first floor bedrooms, principle bedroom with balcony and views over the garden. A superb, modern ensuite bathroom with four piece suite including walk in shower, four further bedrooms with built in bedroom furniture. A guest bedroom includes a large modern and stylish ensuite bathroom with four piece suite including an oversized shower with body jets and a spa bath. Family bathroom beautifully tiled with a modern three piece suite including an oversized shower.

# FLOOR PLAN

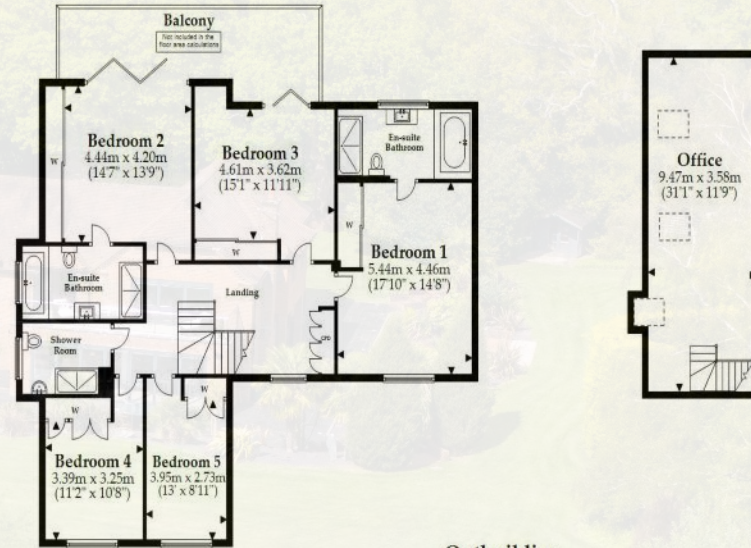
## Ground Floor

Approx. 366.4 sq. metres (3944.1 sq. feet)



## First Floor

Approx. 176.2 sq. metres (1896.8 sq. feet)



## Outbuilding

**Car Port**  
6.32m x 4.92m  
(20'9" x 16'2")

(Not included in the floor area calculation)

Total area: approx. 542.6 sq. metres (5840.9 sq. feet)

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

















## Grounds & Gardens

As you approach this stunning property, you are greeted by imposing electric gates that offer both security and an impressive entrance. As the gates open, you are welcomed onto a partially paved and gravel driveway, featuring a striking stainless steel ball, centre piece.

To the front of the property there is a double car port and further parking for several vehicles. Sweeping lawns surround the front and rear gardens, beautifully interspersed with mature shrubs and trees, creating a tranquil and picturesque setting. The landscape has been meticulously designed, with slate rockeries adding a touch of natural elegance.

A contemporary terrace encircles the house, offering plenty of space for outdoor entertaining and relaxation, with various seating areas providing opportunities to enjoy the surrounding beauty. The focal point of the outdoor space is just outside the pool room, perfect for enjoying sunny days and al fresco dining.

For those who enjoy staying active, a well-maintained, all-weather tennis court awaits at the rear of the garden, providing endless opportunities for recreation and exercise.

Privacy is paramount in this outdoor oasis, with carefully positioned greenery and fencing ensuring seclusion and tranquility. Whether unwinding by the pool, hosting gatherings on the terrace, or engaging in a friendly game of tennis, this property offers the perfect balance of luxury, comfort, and outdoor enjoyment.





The Alice Lisle



The New Forest



Moyle's Court School

## Situation

This property is set in the charming semi-rural location of Hangersley which sits just on the outskirts of Ringwood and is within walking distance of 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. Whereas 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.

## 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 ½ a mile until you will see a gated entrance on your left hand side.

## Services

Energy Performance Rating: D  
Council tax Band: H  
Gas Central Heating (under-floor and radiator)  
Mains Water & Electric  
Drainage: Private

## Important Notice

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.



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

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