



*Linwood, Ringwood, BH24 3QY*

SPENCERS  
NEW FOREST









## The Property

Located in the most picturesque setting with views across the open forest, Ten Oaks is set on a secluded plot of approximately four acres. This charming, detached residence has undergone significant improvements and sympathetic modernising in recent years by the current owners.

There are many highlights indeed, of which only on a viewing can be fully appreciated, so to summarise just a few:

- A recently modernised high specification kitchen, containing an AGA cooker as well as featuring a separate area for dining.
- Spacious and welcoming reception rooms with the stunning views over the grounds making for a delightful outlook.
- Four spacious and bright bedrooms, two of which feature en suite.
- The presentation really accentuates the achievement of fusing traditional, character features along with a contemporary, well thought out beautiful home.



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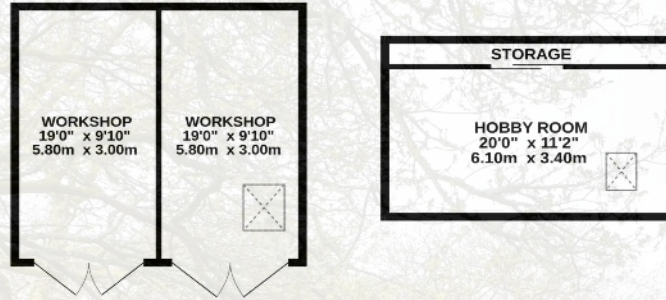


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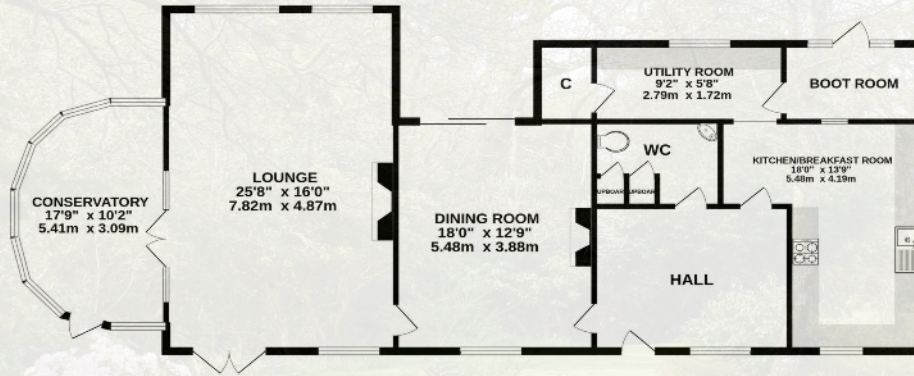


# FLOOR PLAN

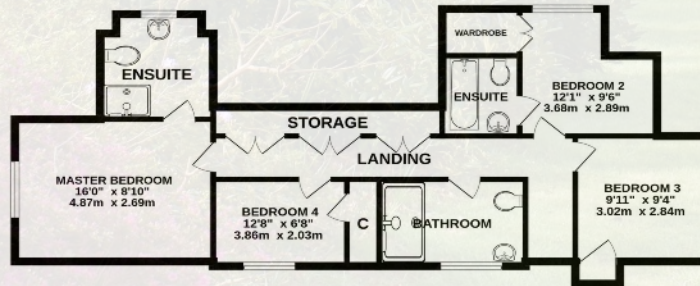
**BASEMENT**  
638 sq.ft. (59.3 sq.m.) approx.



**GROUND FLOOR**  
1307 sq.ft. (121.4 sq.m.) approx.



**1ST FLOOR**  
691 sq.ft. (64.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2636 sq.ft. (244.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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## Services

Energy Performance Rating: TBC

Council Tax Band: G

Available download speeds of up to 1,000 Mbps (Ultra Fast)

Mains Connected: LPG

Drainage: Water Treatment Plant

## Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road. After about two miles turn right signposted to Linwood. This road will take you over a cattle grid and you bear right over a humped back bridge and then you turn left. Take the next right before the ford and then continue along this road, which will take you to Linwood. Go through this small hamlet passing the Red Shoot and then down a hill and up again and then you bear left and continue along this road looking out for the signpost to the High Corner Inn. You will come to a lane which will take you down a hill passing the pub on your left and continue further along the track for approximately another 800 yards where the property can be found on the right.

## The Situation

Nestled in the rural hamlet of Linwood, this property is positioned in the heart of the New Forest National Park. The elevated (High Corner) approach roads with far reaching views have a true sense of returning home to the 'Shires'. This exceptional location offers direct access to thousands of acres of natural heath and woodland, making it an ideal setting for enthusiasts of walking, cycling, and riding. Adding to the locale's charm is the proximity to the popular 'High Corner Inn', offering fine dining and accommodation. Within walking distance is the 'Red Shoot Inn', famed for its own brewery and within riding distance is "the Royal Oak" at Fritham, which remains totally original.













## Grounds & Gardens

The picture-perfect grounds are truly sensational, featuring approximately 4 acres of stunning landscape gardens and including a pond with island, as well as workshops and sheds. This wonderful setting is amplified by the adjoining open forest, providing an idyllic retreat. The property benefits from commoners rights.

The driveway can accommodate several vehicles and a recently constructed double timber framed work-shop/garage with a first floor home office/gym/hobby room with velux window and storage is also conveyed.

## 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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