



Hightown Hill, Ringwood, BH24 3HQ

SPENCERS
NEW FOREST





Windwhistle Cottage is a delightful property, located in a tranquil and sought after position, with direct access to the New Forest National Park, all set in picturesque grounds of approximately two acres.

This stunning home has recently undergone a comprehensive refurbishment and significant improvement. The result is a wonderful property, with an incredible attention to detail, with charming attributes wherever you look. Now presented to the market, this is a unique opportunity to acquire a home that has high specification luxury features, combining character with a contemporary twist.



The cottage is a beautiful home in its own right, yet the appeal increases through the provision of a one bedroom lodge, ideal for housing additional family members or guests. There is a stunningly refurbished barn, useful for many purposes, plus extensive garaging, perfect for the car enthusiast.

A viewing is essential to appreciate the outstanding features and benefits on offer.

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The Property

A courtyard style entrance meanders via a path to the cottage front door which leads to:

Spacious and light entrance hall providing access to:

- An impressive and expansive kitchen/dining room with high quality appliances throughout, a large kitchen island, contemporary work surfaces and an excellent range of base, wall and drawer units as well as a gas AGA with electric summer companion. There is ample space for a large dining set, with three sets of french doors leading out onto the raised patio and attractive side gardens.
- Sitting room with a charming outlook over the side gardens.
- An exquisite shower room incorporating WC, basin cabinet and walk in shower.
- Utility room with garden access, a range of fitted cupboards and access into a American style boiler room.
- Upstairs leads to three bedrooms.
- The principal bedroom is generous in size and has bespoke fitted wardrobes.
- A luxurious four piece suite with attractive marbled veined porcelain tiles with a recessed niche to compliment a full sized bath.



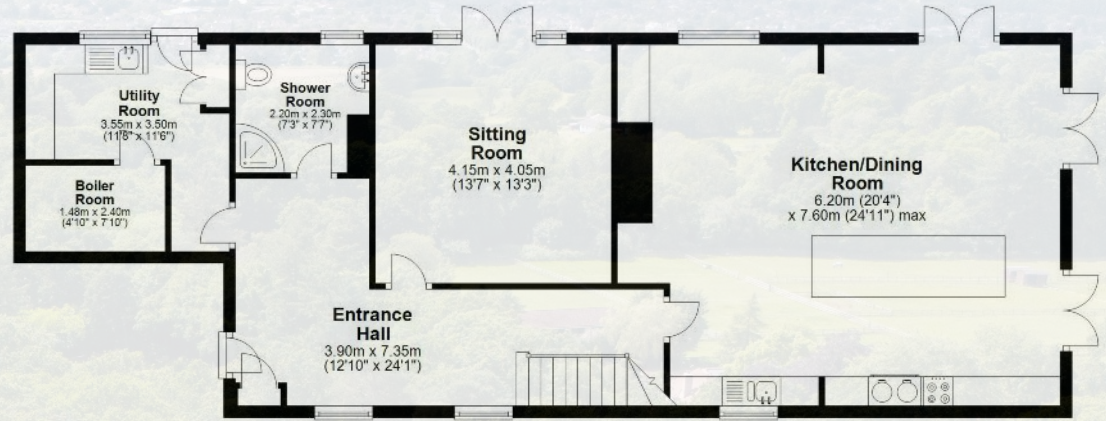
Grounds & Gardens

Outside, the property really does sit in its own oasis, surrounded by mature hedges and woodland generating a great deal of privacy. The gardens are mainly laid to lawn and amass to approximately two acres in total.

There are many outbuildings including a double garage, garaging/stables and a further garage with adjoining log store and storage room. You will also find a beautifully refurbished barn and lodge on this glorious plot.

FLOOR PLAN

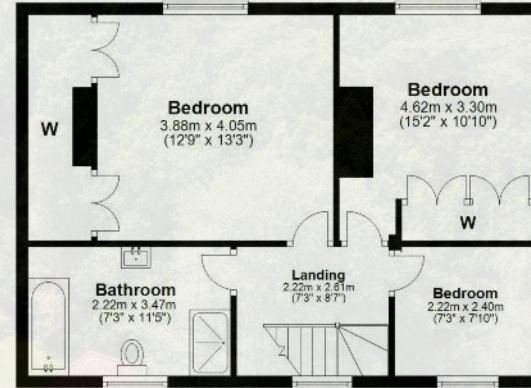
Ground Floor
Approx. 102.7 sq. metres (1105.4 sq. feet)



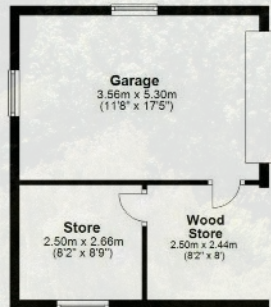
Ground Floor
Approx. 150.4 sq. metres (1619.1 sq. feet)



First Floor
Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 157.2 sq. metres (1692.6 sq. feet)



Total area: approx. 150.4 sq. metres (1619.1 sq. feet)

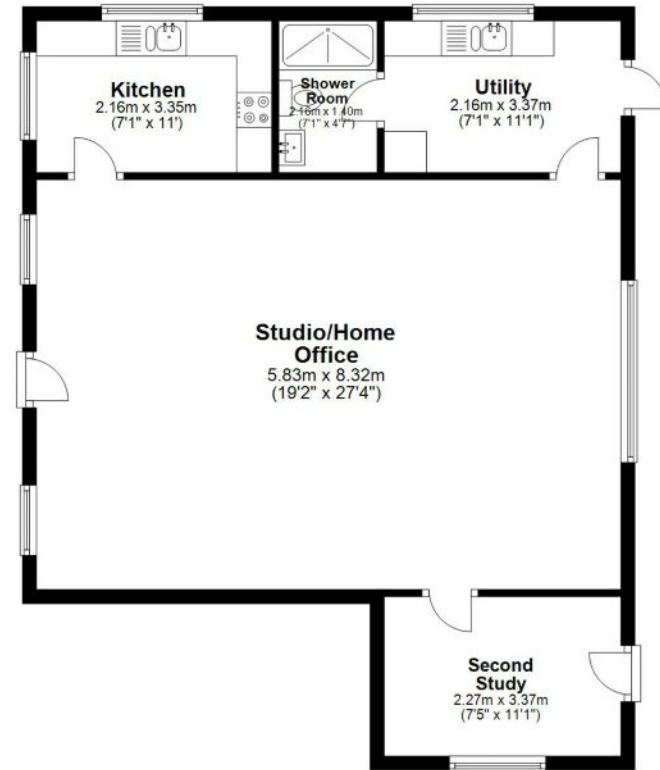
In order to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or error should be used as such by any prospective purchaser. The services systems and appliances shown have not been listed and no guarantee as to their Operability or efficiency. Plan produced using PlanIt.





The Refurbished Barn

A both beautifully and empathetically refurbished barn that could be used for a multitude of purposes. The electrical and plumbing elements are certified to meet building regulations, and it has its own EPC.



Total area: approx. 123.0 sq. metres (1323.7 sq. feet)

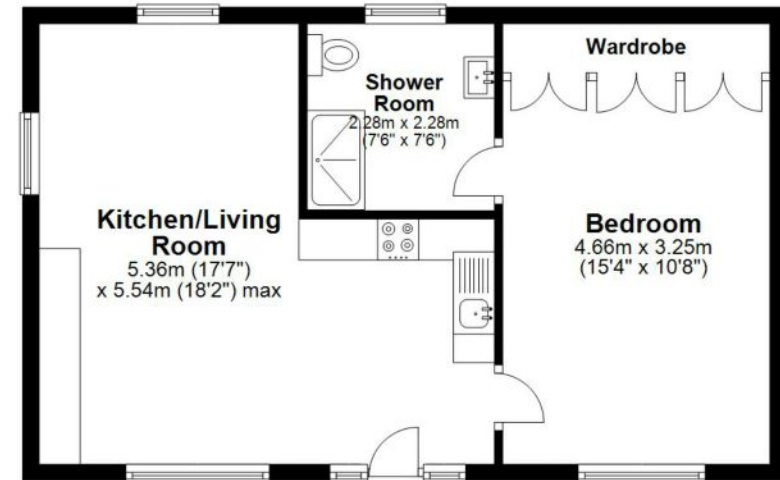


The Lodge

A really impressive one bedroom, self contained lodge benefitting from its own heating system via an air source heat pump, a high quality and contemporary living space throughout and has its own EPC.

Ground Floor

Approx. 123.0 sq. metres (1323.7 sq. feet)



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.





The Local Area

The property is situated in a semi-rural location on the very edge (but not in) the New Forest National Park. As you step out of the gates, you are immediately within a Site of Special Scientific Interest (SSSI) overseen by the National Trust. The forest itself offers thousands of acres of natural heath and woodland, ideal for walking, cycling and horse riding.

Ringwood is approximately one mile distant, offering a comprehensive range of shops and facilities. This old market town is positioned on the edge of the New Forest, with easy access to the beautiful sandy beaches along the south coast.

It is an increasingly popular destination for home hunters; the old cattle market has been transformed into a stylish shopping quarter with names such as Hobbs, Joules, Waitrose and Waterstones, and a programme of events that includes live music and farmers' markets. The adjacent high street has retained its character, with a traditional weekly market, a fine selection of independents and a variety of stylish eateries.

Families are attracted by the sense of community and highly regarded local and private nursery's and schools within easy reach, such as Ellingham House, Moyles Court and Forres Sandle Manor.

For commuters, the easily accessible A338 provides a link to the larger coastal towns of Bournemouth and Christchurch, whilst the A31/M27 connects to Southampton, Winchester and London beyond via the M3 & M25

Services

- Water - Mains
- Drainage - Private (Septic Tank)
- Energy Performance Rating: D
- Council Tax Band - F
- Heating - Gas Central

Directions - What/Three/Words: flat.dolly.swims



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

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