



Lower Densome Wood, Woodgreen, Fordingbridge, SP6 2BE

SPENCERS
NEW FOREST



A truly exquisite home, which has been sympathetically renovated to a high specification providing modern living throughout.

This delightful property further benefits from well appointed accommodation with a show stopping principal bedroom with bi-fold doors offering picturesque views over the rear garden.



Privately nestled within the beautiful village of Woodgreen, this property is just a short distance from local walks and the charming traditional country pub, The Horse and Groom, the village shop and Post Office.



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The Property

- A welcoming entrance hall with feature cove and porcelain tiled flooring leads into an imposing, fully integrated, top of the range, Wren Kitchen with stunning quartz work surfaces and Karndean floor, a range of soft closing base, wall and drawer units, full length fridge and freezer, a dual zoned wine cooler, Neff slide and hide oven, grill/microwave and Neff induction hob which is on a large kitchen island/breakfast bar with LED recess lighting
- There is a large utility room with a sink and further storage, a new, highly efficient Hague water softener, the controls to the PA system, space for white goods and door leading onto the rear patio
- The lounge benefits from a pleasant outlook over the front garden and leads into the spacious conservatory/dining space. The conservatory has floor to ceiling glass panels which are fitted with UV film to reduce harmful rays, glare and heat and allows a magnificent view of rear garden and impressive patio area
- Impressive principal bedroom with bi-fold doors which look over the beautifully landscaped back garden and opens up onto the rear terrace, perfect for your morning cup of tea. This bedroom features Sharps built in wardrobes and is serviced by a three piece en suite and extractor fan. The remote controlled electric blinds to bi folds offer privacy to the room
- Bedroom two benefits from an outlook over the front garden and leads to an en suite with beautiful porcelain tiled floor, a shower and extractor fan
- Bedroom three with a front aspect
- Bedroom four is currently used as an office, with a range of fully fitted Sharps units and desk area, with ample storage space and a safe
- The family bathroom is serviced by a contemporary three piece suite with feature tiling and a beautiful porcelain tiled floor
- The bungalow is double glazed throughout and benefits from newly fitted luxury carpets to all bedrooms and the lounge

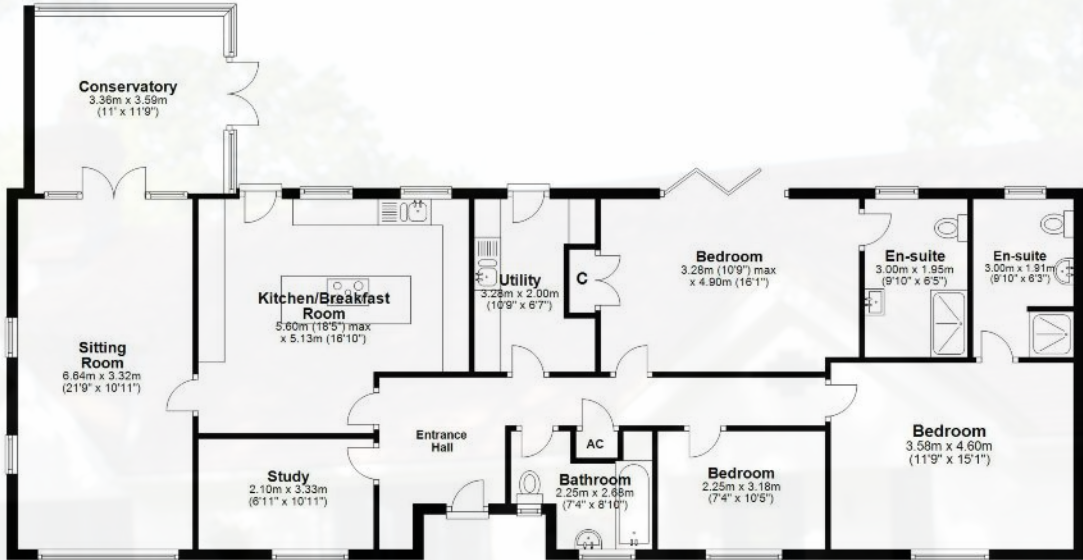
Viewings

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.

FLOOR PLAN

Ground Floor
Approx. 174.0 sq. metres (1872.9 sq. feet)



Total area: approx. 174.0 sq. metres (1872.9 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.







The Local Area

The property is situated in the picturesque New Forest village of Woodgreen, located within the idyllic and unspoilt 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 to London (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).

Direction

From Ringwood, join the A338 heading north towards Fordingbridge and Salisbury. Continue for approximately 10 miles and upon reaching Breamore you will see a signpost for Woodgreen, turn right and proceed over the bridge. Immediately after the Horse and Groom Public House, turn right and continue up the hill, at the crossroads turn left, opposite Brook Lane. Continue down the gravel track, bearing left at the fork and the property can be found on your left-hand side at the bottom of the hill.

Gardens and Grounds

The property is approached through a wooden five bar gate into a sweeping gravel drive, leading to a large detached double garage with garden store/work room, with remote controlled aluminium roller doors. The front and rear gardens are truly magnificent. The rear garden is mainly laid to lawn with a variety of well-maintained plant borders which are full of colourful shrubs and fruit trees. Gravelled paths lead down to a quaint pond with a fountain and a wooden bridge over a babbling stream, creating the most tranquil setting. The mature gardens and garden fencing creates much privacy for the large, tiered patio terrace, which is a perfect place for alfresco entertaining in the afternoon and evening sun with the added ambience from a modern four speaker PA system and solar down lights which surround the property and are placed throughout the rear garden, including the pond.

Services

Energy Performance Rating: E

Tenure: Freehold

Drainage: Private

Heating: Gas

Available download speeds of up to 35 Mbps (Superfast)



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

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