



Logan Bank

Lower Densome Wood, Woodgreen, Fordingbridge, SP6 2BE

SPENCERS
NEW FOREST





The Property

A unique home of distinction. This delightful, three bedroom residence has undergone a comprehensive renovation recently, with careful attention to detail and high specification throughout. This has accomplished a real one-of-a-kind property with highlights wherever you look.

Strikingly impressive, the property is set on a wonderful plot of approximately 1.2 acres, with a picturesque woodland setting and is very private and secluded. Located in the sought-after village of Woodgreen, on the edge of The New Forest National Park, this home enjoys an elevated position and is surrounded by countryside at the rear, making this a very peaceful retreat.

The accommodation comprises of:

- An impressive 'hub of the home' family room incorporating a lounge area, a bespoke kitchen, including an island/breakfast bar, along with attractive worktops and integrated appliances. Yet, the pièce de resistance with this stunning area is arguably the vaulted ceiling and floor to ceiling windows which amplify the picturesque outlook on offer of the grounds and beyond. Bi-fold doors provide yet even more light and access to the large decking area.
- A spacious utility room, which has been crafted to include a shower area for our furry friends or otherwise
- A dual aspect living room at the front, which has been well-thought to adjoin the kitchen and dining area, providing an open feel and enabling more natural light to flood through, yet retain its privacy
- A grand and welcoming entrance hall, including a recently improved staircase with pristine glass balustrades
- A spacious bedroom on the ground floor, with fitted wardrobes
- A study/office, which leads out onto the rear patio
- Generously sized, contemporary three-piece bathroom with an array of fitted vanity units
- An integral garage





The property continued

The property continues to shine upstairs with:

- A spacious and bright principal bedroom double bedroom with room for wardrobes, an en suite, as well as outside space in the form of a balcony, which is well situated for a morning coffee with a newspaper, while enjoying the view.
- Further double bedroom, with room for wardrobes in the eaves and another en suite



Grounds & Gardens

Set in wonderful woodland grounds of approx 1.2 acres, the property is located in a secluded position and has picture perfect grounds. A raised and substantial decking area provides space for alfresco dining as well as a viewing platform for the eye-capturing outlook. The garden indeed features a combination of lawn, woodland, decking and patio areas. There is a recently added workshop, which of course could be utilized to suit the individual, be it a studio or outside retreat.

Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 73C Potential: 81B

Property construction: Standard construction

Mains electric including solar panels and water.

Septic tank, sole use

Superfast broadband with speeds of up to 36 Mbps available at the property.

Property affected by a tree preservation order (TPO)



FLOOR PLAN

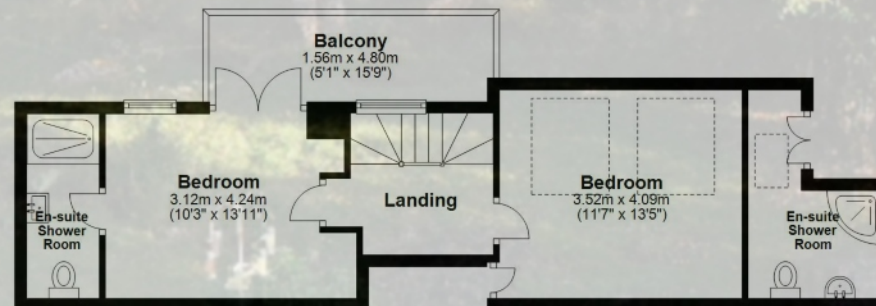
Ground Floor

Approx. 185.8 sq. metres (1999.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 229.3 sq. metres (2467.9 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 Situation

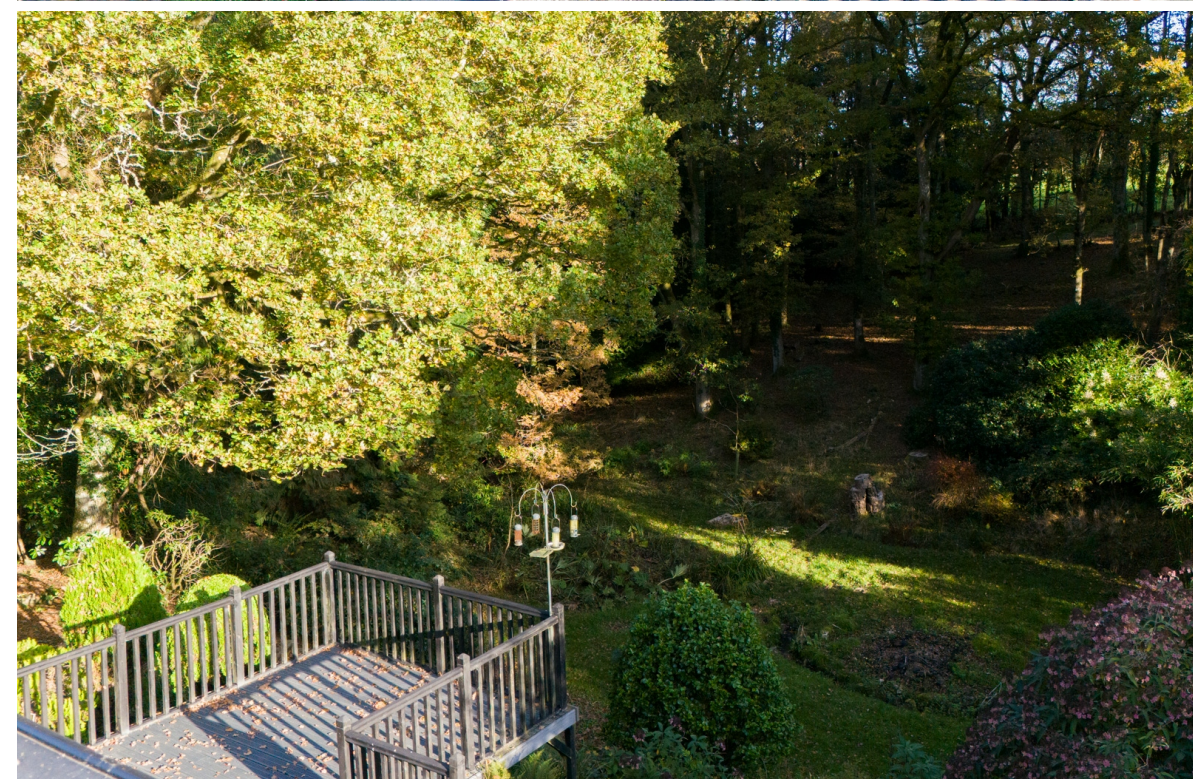
The property is situated in the picturesque New Forest village of Woodgreen, located within the idyllic and unspoilt North Westerly corner of the New Forest National Park. Woodgreen is a delightful thriving village providing a local pub, post office/village store, village hall, church and village green, 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)

Directions

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 right at the fork and the property can be found on your left-hand side.

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:

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