



Linview

*Linford, Ringwood, BH24 3HY*

SPENCERS  
NEW FOREST



## The Property

A charming, detached 1930's, three-bedroom cottage, which is located in a stunning New Forest location at Linford Bottom, benefitting from far reaching views of the surrounding forest.

- Entrance porch leading into entrance hall, with cloakroom and shower room
- Ground floor bedroom with pleasant double aspect and views over the gardens and access via French doors onto a patio/covered/seating terrace
- An extended living / dining room with an open fireplace with wood burning stove and access leading into the gardens and covered porch
- A well fitted “ijou” kitchen with an excellent range of built in units and ample work surfaces over
- Built in appliances include electric hob and an electric under oven, breakfast bar and space for fridge/freezer
- Separate and generous utility room with additional sink, space and plumbing for washing machine and dryer
- Upstairs, landing leads to two first floor bedrooms and a family bathroom with a three piece suite
- The master bedroom benefits from having access to a balcony enjoying views of the surrounding forest and countryside at Linford bottom



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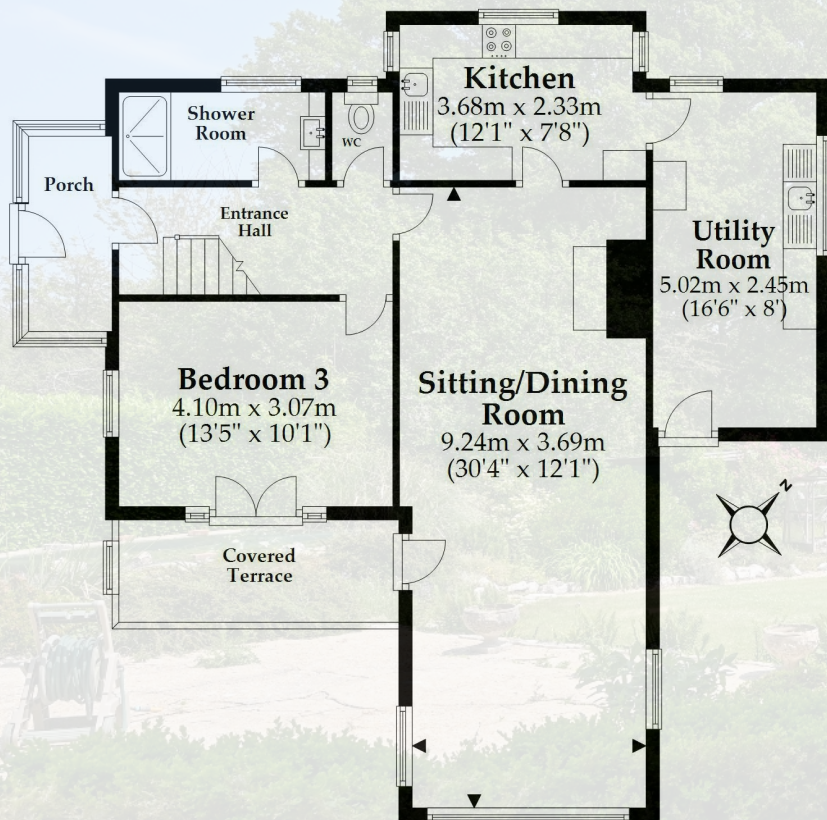


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## FLOOR PLAN

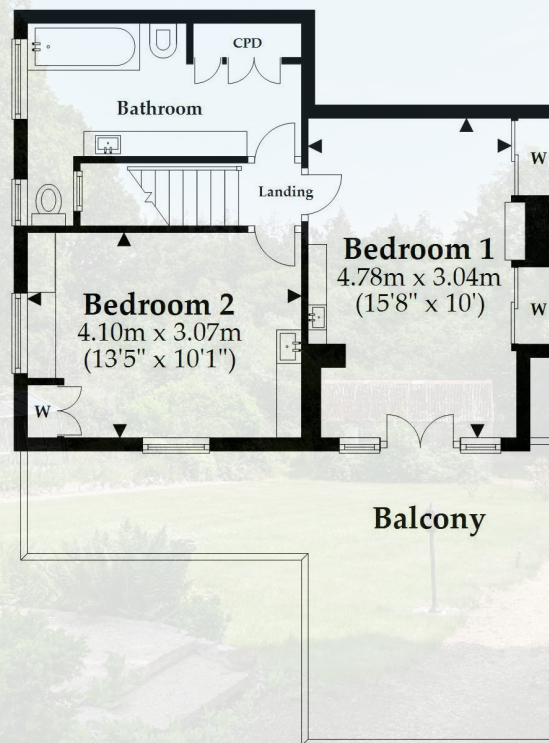
### Ground Floor

Approx. 84.9 sq. metres (913.8 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



### Outbuilding

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 157.0 sq. metres (1689.8 sq. feet)

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





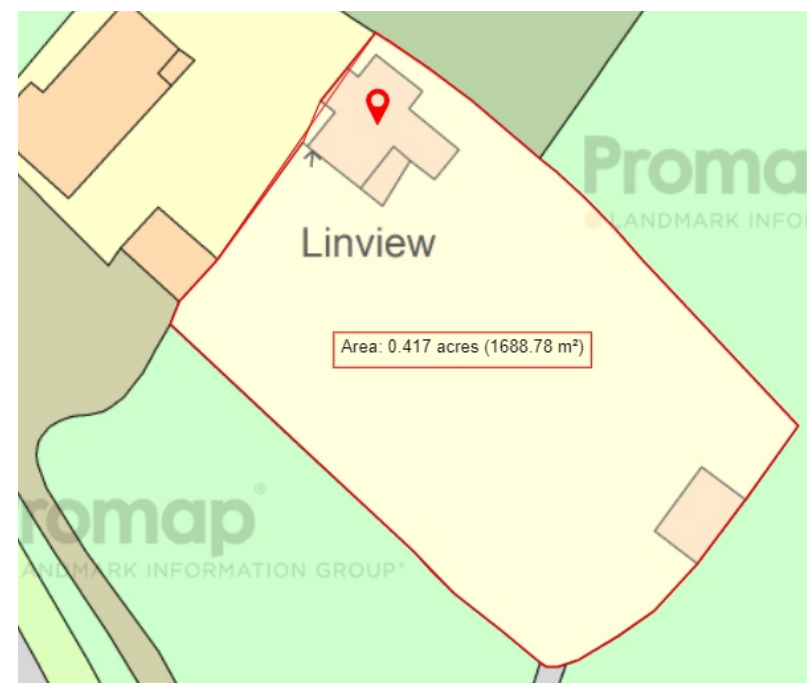
## Grounds & Gardens

The property is approached through twin electric gated onto a sweeping drive which leads to a garage and also to a parking forecourt adjacent to the cottage.

The gardens are in a parkland style with two large manicured lawns, flowering borders, a pond and rockery feature.

The boundaries are formed by hedging and there is a pedestrian gate leading into the forest.

Log store, greenhouse and potting shed.







## The Local Area

This delightful property occupies a most attractive plot and is situated in the highly sought after rural area of Linford, which is located within the beautiful New Forest National Park, with direct access onto the open forest offering thousands of acres of natural heath and woodland, ideal for riding, walking and cycling. The popular market town of Ringwood is approximately 2 miles away, providing an excellent range of shops, boutiques, cafes and restaurants as well as two supermarkets, two leisure centres and excellent state and private schooling. The easily accessible A31 offers routes to the large coastal towns of Bournemouth and Christchurch (approximately 12 miles south via the A338), and Southampton (approximately 18 miles east via the M27). London is approximately 1.5 - 2 hours drive via the M3 heading north east.

## Directions

Exit Ringwood onto the A31 heading east, come off past the In Excess Garden Centre sign posted Shobley, heading down the hill and then up the other side, passing the Linford Bottom car park, then on your right you will see a bridge, go over this bridge (narrow) and you will come to the property on your right.

## Services

Energy Performance Rating: E

Council Tax Band: F

Heating: Oil Fired

Drainage: Private

Water and Electricity: Mains

Ofcom broadband speeds up to 1000 Mbps (Ultrafast)

## 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), gasfires 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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