



*Woodgreen Common Road, Woodgreen, Fordingbridge, SP6 2BD*

SPENCERS  
NEW FOREST









A truly stunning home, with late nineteenth century origins, which has been sympathetically extended and improved to provide modern living, yet retaining much of its original period charm.

This most appealing home is perfectly situated in this sought after New Forest village with beautiful far-reaching views across the village green and cricket grounds and the surrounding New Forest National Park.



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## The Property

- Bright and spacious reception hall with flagstone style tiled floors with under floor heating
- Cloakroom featuring a period style washstand and close coupled WC
- Study to front aspect, with attractive countryside views
- The living room with a double aspect boasts a feature fireplace with wood burning stove and wood stripped floors
- Orangery lies adjacent to the lounge with lantern roof, tiled floors with under floor heating and French doors lead to the gardens
- Magnificent open plan kitchen / dining room fitted with hand crafted base and drawer cupboards complemented with high quality granite work tops. Large flagstone style floors with under floor heating
- Quality built in appliances include TC5 oven AGA, twin ceramic butlers sink, rear lobby with access to built in cupboards housing pressurized hot water cylinder and water softener
- Utility room with an additional sink, cupboards under, space and plumbing for washing machine and drier, separate cupboard housing manifolds for the under-floor heating system
- Period style staircase leading to five first floor bedrooms and three bathrooms
- The principle bedroom lies to the front aspect and benefits from amazing views of the village green and cricket ground, luxury en suite shower room with an oversized shower cubicle with fixed screen Villeroy and Boch quality suite
- The guest bedroom lies to the rear aspect with views over the private gardens, high quality en suite shower room with a fixed shower screen, washstand and close coupled WC
- Three further bedrooms all benefit from views
- Luxury Villeroy Boch three-piece suite with quality tiled floors and part panelled walls





## FLOOR PLAN

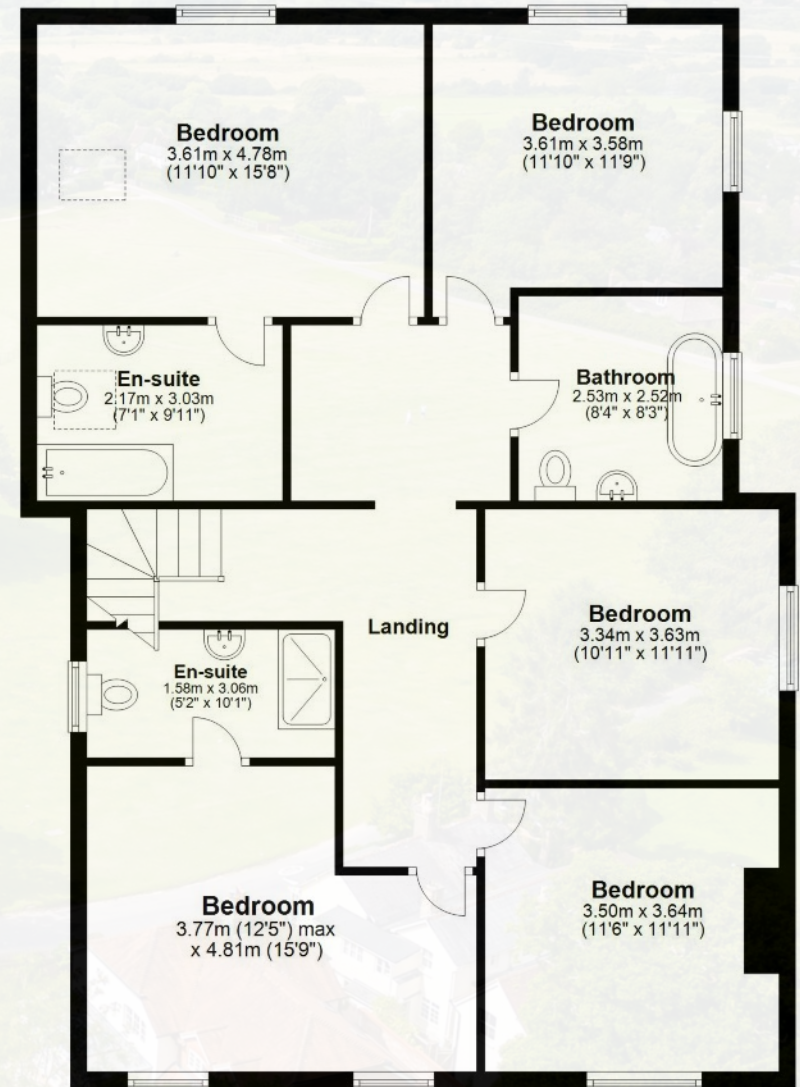
### Ground Floor

Approx. 127.3 sq. metres (1369.7 sq. feet)



### First Floor

Approx. 109.8 sq. metres (1182.1 sq. feet)



Total area: approx. 237.1 sq. metres (2551.9 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.













## Grounds & Gardens

- The property is approached through a five-bar gate into a sweeping drive leading to a twin bay oak framed cart house with an adjacent covered wood storage area
- The gardens are divided into two areas with one part mainly laid to lawn with boundaries formed by hedges
- Steps lead down to a stone terrace being adjacent the house which provides a superb area for outside entertaining
- The gardens lead into beautiful woodlands with wild bluebells and a variety of mature specimen trees creating a haven for wildlife
- Two garden sheds

## Directions

Exit Ringwood onto the A338 Ringwood to Fordingbridge Road. Continue past Fordingbridge and onto Breamore, just as you reach Breamore turn right signposted Woodgreen. Drive into the village passing the pub on your right then turn right, this takes you up past the cricket green passing Brook Lane on your right and then shortly you will come to the property on your left.







## 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).

## Services

Private Drainage: Cesspit  
 Oil Fired Central Heating  
 EPC: TBC  
 Council Tax Band: G

## Points Of Interest

As the crow flies...

Fordingbridge	3.9 miles
The Horse & Groom Pub	0.4 miles
Salisbury	12.2 miles
Ringwood	9.5 miles
Forres Sandle Manor School	4.7 miles
Fordingbridge Hospital	3.9 miles
Bournemouth	19.9 miles
Christchurch	18.1 miles

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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