



*Linwood, Ringwood, BH24*

SPENCERS  
NEW FOREST









*A beautifully presented equestrian home in a stunning location, set in 13 acres with direct forest access and forest rights*

## The Property

Little Pointers Farm has been refurbished throughout in recent years to an extremely high specification ensuing in a classic yet contemporary feel with comfortable open-plan living. The house is light and airy and the attention to detail is evident in every aspect.

The property is entered via the elegant entrance hall with half glazed double doors, cappuccino coloured travertine floor and built in cupboards and bookcases either side of the grand faux fireplace. The open plan living space has a modern wood burning stove in the sitting area, a breakfast bar and an impressive bespoke Second Nature kitchen with a 4 door AGA, electric oven and hob, larder refrigerator and separate freezer, built in wine cooler, dishwasher and a double Belfast sink. Fully glazed double doors open onto the conservatory which has a central lantern and double doors leading out onto a secluded patio. On the ground floor there are 2/3 double bedrooms, one with a vaulted ceiling, en-suite shower room and doors out onto the garden. A second large shower room with an airing cupboard, and a boot room with built in washing machine.

Upstairs a substantial triple aspect master bedroom and luxurious adjacent bathroom and dressing room features a large shower enclosure, London style rectangular freestanding bath, designer basin unit; and a range of built in and walk in wardrobes and cupboards.

## Services

Energy Efficiency Rating: E Current: 50 Potential: 64

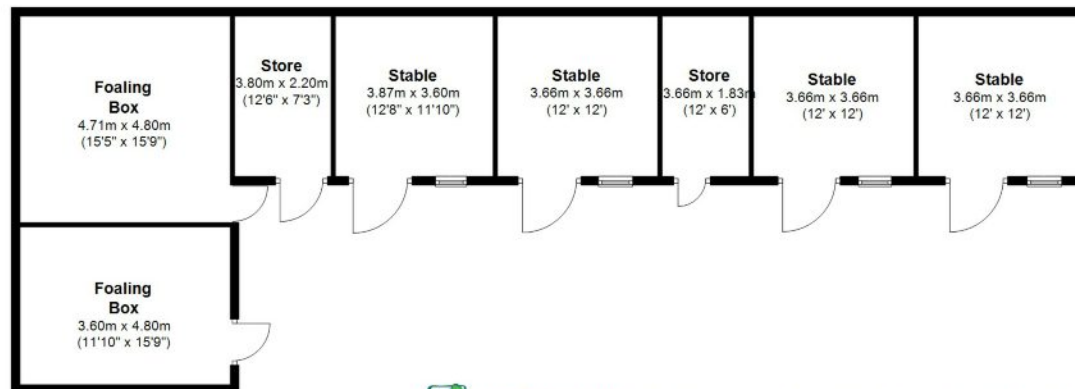
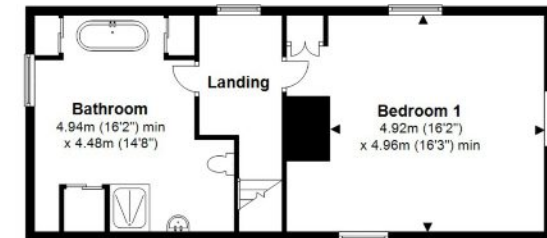
Council Tax Band: G

Mains Electric and Water, Private Drainage and Oil Fired Central Heating

## FLOOR PLAN



**First Floor**  
Approx. 57.5 sq. metres (618.7 sq. feet)



Note: Outbuildings may not be in the positioned correctly, but are included floor area calculations



**LJT SURVEYING** Total area: approx. 230.3 sq. metres (2478.7 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



2



4



3





*The property has forest rights and is beautifully situated with direct forest access enjoying miles of uninterrupted hacking*

## Grounds & Gardens

The property is entered through large wooden gates leading onto an extensive gravel drive and parking area and a double car port. There is a two bed mobile home which has been used as a staff rest room. A sloping garden to the rear of the house is bordered by trees and shrubs and boasts a huge decked area ideal for outdoor entertaining, a small patio, and a walk way around the house leads to a second larger patio overlooking the stables. The garden area continues around the equestrian facilities down to a tranquil orchard and a further plot of yet developed land with scope for various use.

## Equestrian Facilities

The L shaped stable yard has 6 stables, 4 12 x 12, and 2 large foaling boxes, a feed room and a rug/tack room. All the stables are well lit and have rubber matting throughout. The yard apron is concrete and fenced and there is a large wash down area. An ample hay barn has full height double doors and can hold 450 small bales and provides access for large bales. An additional pole barn is ideal as a machinery store and can easily accommodate a compact tractor and trailer. There is abundant parking for a horsebox and ease for manoeuvre, and a purpose built muck heap has been designed with removal in mind for heavy machinery. The paddocks extend to some 13 acres, mostly fence and rail and the boundary has been double fenced to avoid contact with forest stock. There are 9 paddocks of various sizes enabling rotation or permanent turnout and 2 big field shelters offering year round turnout. 12 foot gates allow large machinery access throughout. Miles of uninterrupted forest, woods and enclosures provides superb hacking right from the gate and no road work. In the summer months the paddocks offer suitable areas for schooling and jumping and there are a number of maneges in the vicinity. Transport links are excellent for competitions and training and the property is perfectly situated for hunting with the New Forest, Wilton, Portman, HH, RA and many more. The property benefits from forest rights to graze stock on the forest.







*Situated in the rural hamlet of Linwood, with direct access to thousands of acres of natural heath and woodland*

## The Situation

This desirable home is situated in the rural hamlet of Linwood, located in the heart of the New Forest National Park, with direct access to thousands of acres of natural heath and woodland, ideal for walking, cycling and riding. The nearby popular 'Red Shoot Inn' offers its own brewery with special New Forest Ales on Tap.

## Directions

## Viewing

By prior appointment only with the vendors sole 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





## The Local Area

Ringwood offers the best of all worlds. This old market town is positioned on the edge of the New Forest, yet is just ten minutes drive to the coast and also has easy access to the A31, with London, Southampton and Winchester in one direction and Bournemouth in the other. It is an increasingly popular destination for home hunters. Best known as the home of Ringwood Brewery (inspiration for the current boom in microbreweries), it is undergoing a re-identification. The old cattle market has been transformed into a stylish shopping quarter with names such as Aga, 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 and a selection of independents, a new artisan bakery, and a variety of decent eateries such as Framptons and Noisy Lobster. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted). There is a wide range of property from thatched cottages, through Victorian and Edwardian villas to tree-lined closes of homes built between the wars and every decade from mid-century onwards. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both with their airports are easily accessible.

## The Local Area

As the crow flies:

Picket Post A31	2.7 miles
Fordingbridge Town Centre	3.5 miles
Ringwood School & Sixth Form	3.7 miles
Waitrose	4.0 miles
Ringwood Town Centre	4.1 miles
David Lloyd	4.4 miles
Moors Valley Country Park	5.9 miles
Hurn Airport	8.9 miles
Mudford Quay	11.5 miles
Bournemouth Train Station	12.8 miles





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

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: [ringwood@spencersnewforest.com](mailto:ringwood@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)