



Woodgreen, Fordingbridge, Hampshire, SP6 2AZ

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NEW FOREST





The Property

A most charming detached three bedroom cottage, situated in this sought after New Forest village location within yards of the village green and cricket ground. This character home features an original inglenook fireplace, a country style kitchen complete with a Rayburn and pretty cottage style enclosed gardens.

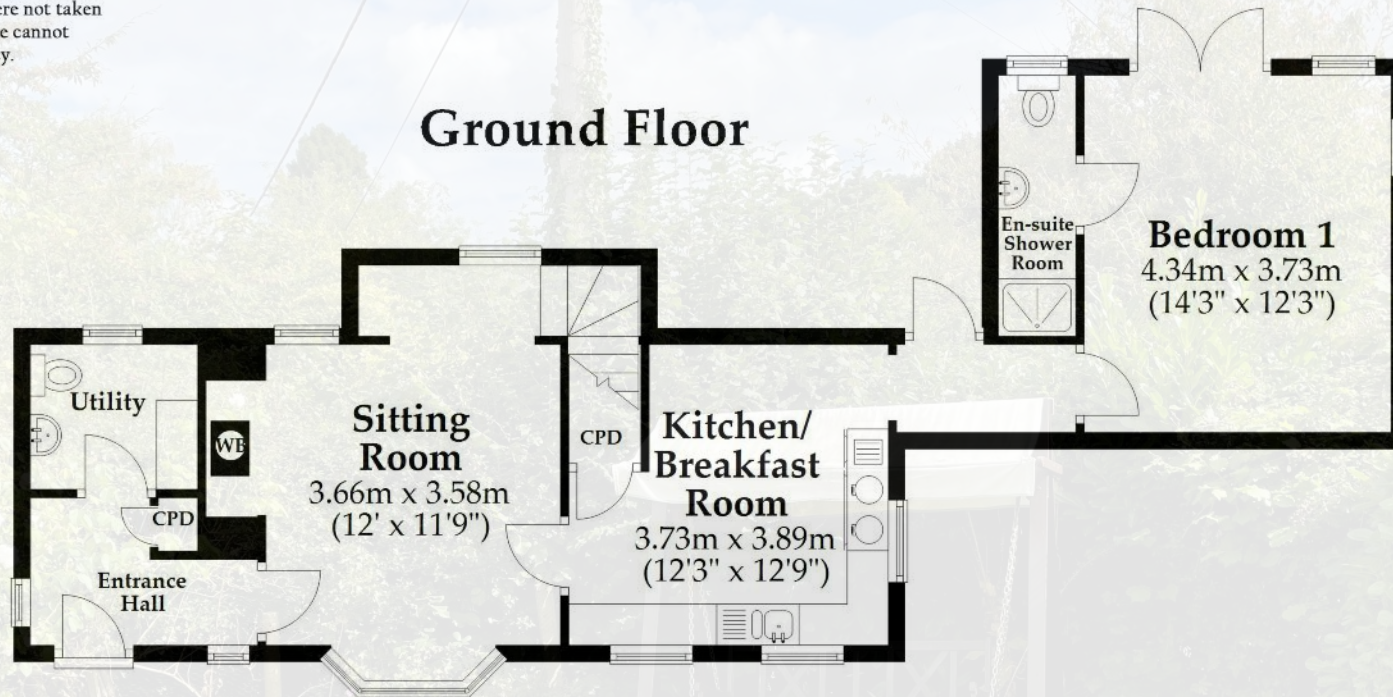
This beautiful property comprises a:

- Quaint entrance hall with cloaks cupboard/utility room with space and plumbing for washing machine and dryer.
- Spacious sitting room featuring an inglenook with a fitted woodburning stove on a quarry tiled hearth and a pretty bay window with window seat to the front aspect.
- A country style kitchen with a range of hand built units, large pantry cupboard, Belfast sink, space for dishwasher, space for fridge/freezer, a Rayburn, travertine tiled floors and an attractive aspect over the front garden.
- There is a rear lobby with door leading to rear garden also.
- Ground floor bedroom/study with en-suite and aspect to front and rear elevation with french doors leading onto the rear garden.
- Stairs to 1st floor accommodation comprising two generous bedrooms. The principal bedroom offers a bright double aspect and an en-suite bathroom comprising a three piece suite.
- The second bedroom has built in wardrobes and floorboards.

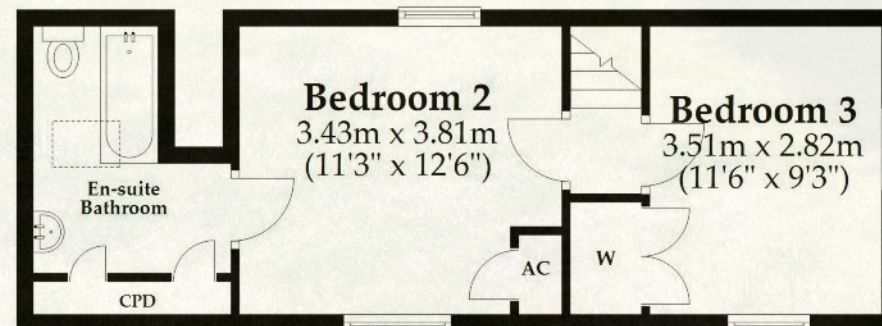
FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



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





Directions

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. Prior to the Horse and Groom Public House, turn right and proceed along High Street, turn left onto Brook Lane and the property can be found on your left hand side.

The Situation

The property is situated in the picturesque New Forest village of Woodgreen, located within the idyllic 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 station (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).

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.



Gardens & Grounds

Outside, the property is approached via twin wooden gates into a gravel drive with parking for two vehicles.

Attractive cottage style gardens with a number of attractive ground covering plants, box hedging and attractive Wisteria which trails along the front of the house.

The remainder of the front garden is screened by hedges along the front boundary with a picket gate which leads to a Herringbone brick paviour pathway.

There is a further area of lawn and private garden with steps leading down to a side garden along with a shed and greenhouse.

The rear garden is laid to lawn with a charming corner gazebo and sitting area. The boundaries are close boarded fencing.



Services

Council Tax Band: E

Mains Electric & Water

Private Drainage System

Energy Performance Rating: E



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

42 High Street, Ringwood, BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com