



Crow Hill, Crow, Ringwood BH24 3DE

SPENCERS
NEW FOREST





An impressive 1930's detached house which has been re-designed by a local renowned architect and has created an individual four-bedroom home in a stunning location with surrounding views of the New Forest National Park.

This desirable home benefits from beautiful, landscaped gardens and paddocks amounting to 2.79 acres with outbuildings including a garden lodge, loose boxes, outdoor all weather tennis court and a swimming pool.









The Property

- Impressive dining hall, built in pine dresser, french doors with views over private landscaped gardens
- Triple aspect living room, feature open fireplace built in granite with built in wood burning stove
- Triple aspect contemporary style kitchen with amazing views, high quality granite worktops, range of built in base, wall and drawer units, built in appliances include two electric ovens and gas hob with extractor over, dishwasher, a large fridge/freezer and a refrigerator in island
- Separate utility room with steps leading up to a useful storage/loft room over double garage
- Family room with triple aspect offering additional living space and snug with open fireplace with fitted wood burning stove
- Upstairs, part galleried landing leads to four first floor bedrooms
- Stunning principal bedroom with double aspect, built in bedroom furniture, en suite with four-piece suite including shower
- Second bedroom with triple aspect, built in wardrobe, balcony
- Two further bedrooms, all with amazing views of the Forest, family bathroom with four-piece suite and an additional en suite shower room



FLOOR PLAN

Ground Floor

Approx. 167.3 sq. metres (1801.2 sq. feet)



First Floor

Approx. 151.0 sq. metres (1625.1 sq. feet)



Total area: approx. 318.3 sq. metres (3426.3 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 Planity.





Ancillary Lodge

Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 39.3 sq. metres (422.8 sq. feet)

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Plan produced using PlanUp.





Grounds & Gardens

- The property is approached over a cattle grid into a parking drive and forecourt which leads to an attached double garage
- The beautiful private gardens surround the house with a variety of rhododendrons, azaleas, perennials, ground covering plants and a variety of iris, just to name a few. A paved terrace is adjacent to the family room
- The swimming pool and jacuzzi is perfectly hidden with a large terrace which is surrounded by Rhododendrons
- Sweeping lawns lead to a detached garden ancillary lodge which provides superb ancillary accommodation to the house
- The paddock is undulating with a separate access onto the road, ideally suited for horse box access. Stable block with two stables and tack room
- All-weather full-sized tennis court with pavilion







Directions

Exit Ringwood along the Christchurch road, pass the Texaco petrol station and then turn immediately left into Moortown lane. Continue along this lane passing through Crow crossroads and along the road to Burley. Go over a humpback bridge and then up the hill passing the methodist church on your right, go round the bend and then along the straight until you come to the entrance to Three winds on your left.

Services

Energy Performance Rating: C Current: 79 Potential: B- 88
Council Tax Band: G
Available download speeds of 17 Mbps Standard (Ofcom)
Mains gas central heating
Private Drainage

Viewing

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.







Ringwood



Christchurch



New Forest



Moyles Court School



The Situation

The property is situated in the picturesque hamlet of Crow, located on the edge of Ringwood, surrounded by scenic countryside and with direct access to the New Forest; offering thousands of acres of natural heath and woodland, providing some of the best riding landscape in the country. Nearby are the scenic Hightown lakes, Crow Farm shop, Aivy Country Store and popular Elm Tree public house and restaurant. There is also convenient access to the Castleman Trailway; a superb 16.5 mile walking, cycling and horse riding route, which follows much of the old Southampton to Dorchester railway line through beautiful East Dorset countryside and connecting a number of towns/villages.

The bustling market town of Ringwood is approximately 1.5 miles distant, offering a comprehensive range of independent and high street shops, cafes and restaurants, well-known local brewery and two supermarkets, as well as excellent leisure facilities and exceptional local schools. The easily accessible A338 connects to the larger coastal towns of Bournemouth, Christchurch and Poole with their stunning sandy beaches (approximately 10-15 miles south), and also the city of Salisbury (approximately 18 miles north). The A31 links to Southampton (approximately 18 miles East via the M27) with London approximately a two hour drive (via the M3/M25). There are international airports and mainline railway stations at both Bournemouth and Southampton, with regular National Express coaches departing from Ringwood to London Victoria.

Points Of Interest

As the crow flies...

Ringwood	2.9 miles
The Alice Lisle Pub	4 miles
Moyles Court School	4.4 miles
Fordingbridge Hospital	9.2 miles
Bournemouth	13.8 miles
Christchurch	9.3 miles



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

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