



Pipits Hill

Woodgreen, SP6 2AZ

SPENCERS





## The Property

A well maintained detached two bedroom bungalow, located in the quintessential New Forest village of Woodgreen, featuring its very own Pub, local shop and cricket green.

This property has pretty gardens and is within easy walking distance of the village centre. It also offers scope for further improvement.

- The spacious entrance hall provides access to all the accommodation.
- The bright and airy kitchen/breakfast room is well equipped with an excellent range of base, wall and drawer units, with work tops over.
- Built in appliances include an electric under oven, electric hob and a Rayburn.
- There is space for a fridge/freezer and space/plumbing for a washing machine.
- A charming stable door provides access to the rear of the property.
- The appealing living room has an aspect over the enclosed gardens and features a central fireplace.
- There are two well proportioned bedrooms with built-in wardrobes and a family bathroom with a three-piece suite.

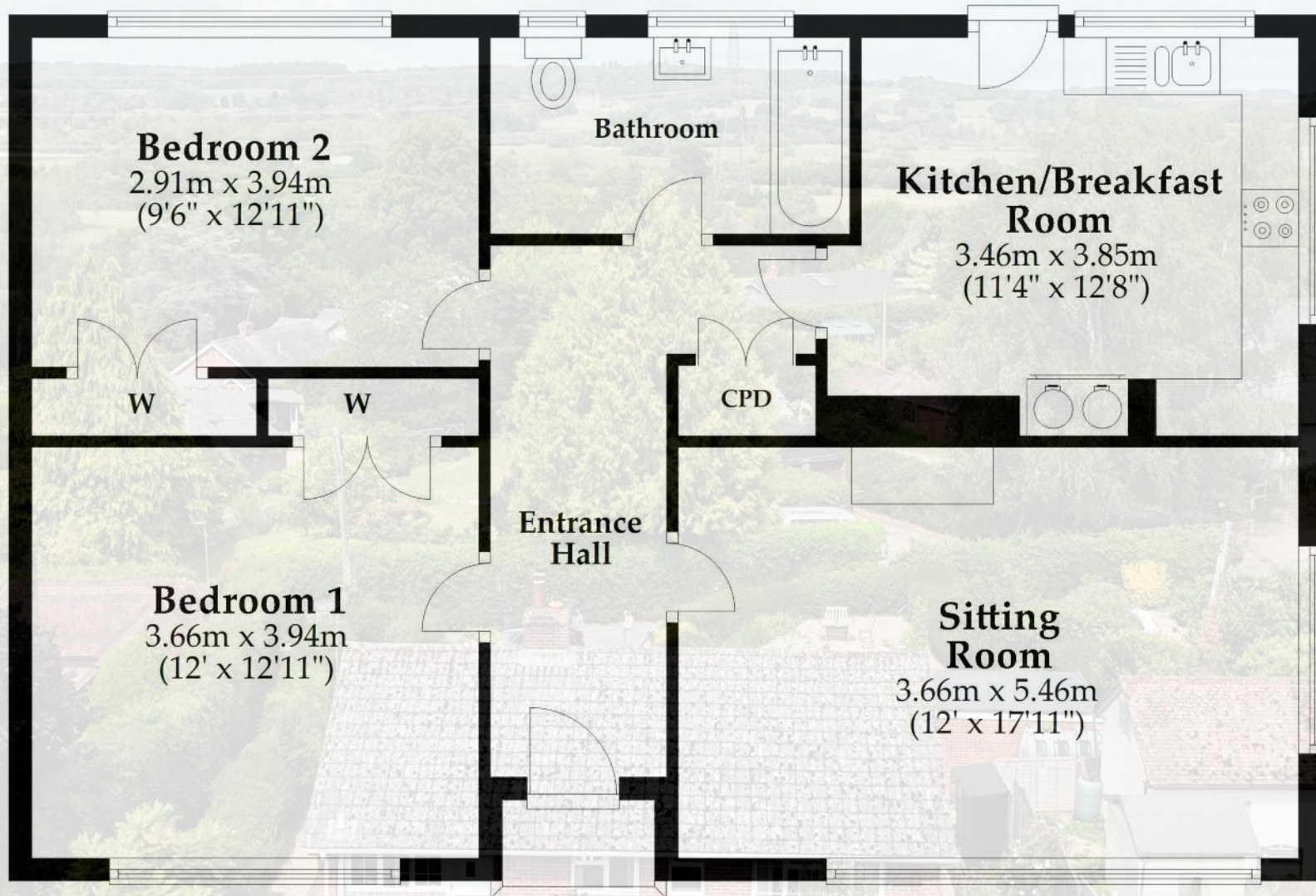




Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.

## Ground Floor

Approx. 80.6 sq. metres (868.0 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 sq. feet)

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





## Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Property Situated within a Conservation Area
- Mains Connection to Water and Electricity
- Oil-Fired Central Heating
- Private Drainage System
- Energy Performance Rating: E Current: 52E Potential: 76C
- Superfast Broadband Speeds of up to 38 Mbps (Ofcom)

## The Situation

The property is situated within the picturesque New Forest village of Woodgreen, 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. It is a short drive away from the small town of Fordingbridge, which has 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 such as walking, cycling 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).







## Grounds and Gardens

Accessed via a cattle grid and double-opening wooden gates, the property opens onto a generous gravelled parking area and a single garage. The grounds are primarily enclosed by mature hedging, offering a sense of privacy and seclusion. To one side of the property lies a well-maintained lawn and a further gravelled garden area, perfect for enjoying the sunshine. At the rear of the garden, a concrete pathway provides access to a small area of garden, enclosed by a retaining wall.

## Directions

From Ringwood take the A338 heading north towards Fordingbridge and Salisbury. Continue for 8 miles and at Breamore turn right, signposted Woodgreen. Immediately after the Horse and Groom Pub turn right, up the hill. At the brick pillar box turn right into Brook Lane along the side of the village green. The property will be found on the left hand side.

## Important Notice

Spencers 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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