



*Street Lane, Crow, Ringwood, BH24 3EY*

SPENCERS  
NEW FOREST









A magnificent, detached house amounting to 3,400 sq ft of living space and it features a stunning indoor swimming pool complex which is heated by an air source heat pump, supplied via solar PV panels, keeping running costs very low. Additional outbuildings and is situated in the picturesque location of Crow.



Built in 1968 in a Victorian style , this appealing home has been sympathetically extended and upgraded by the current owners and also benefits from an exceptional amount of outdoor space and it is offered with no forward chain with the sole agents Spencers.







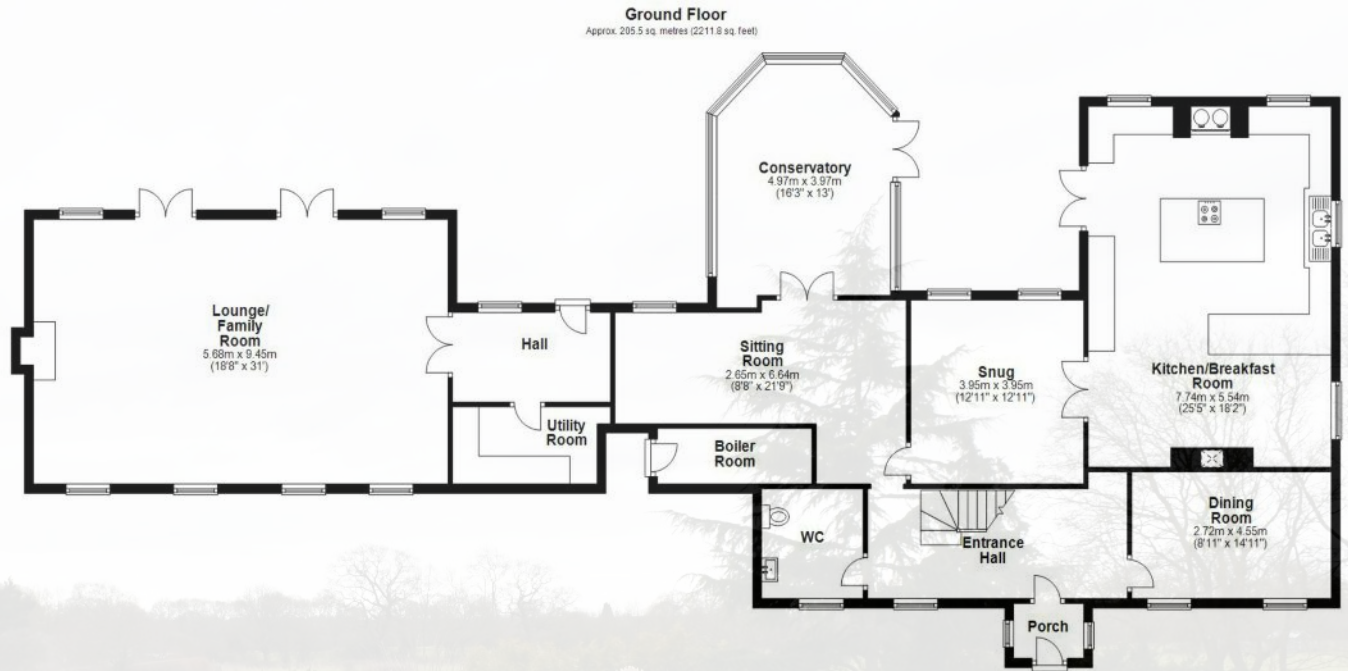
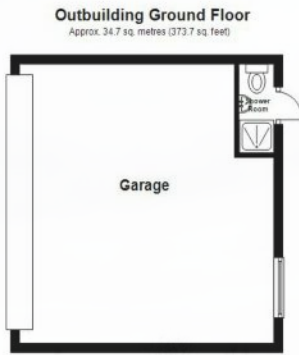


## The Property

- Stunning reception hall with crafted tiled floors and modern under floor heating, stairs leading to first floor part galleried landing
- Magnificent triple aspect open plan kitchen/breakfast room with pleasant views of the surrounding parkland gardens
- The kitchen is fitted with a superb range of bespoke hand-crafted units which also includes a large central island unit and breakfast bar, a sitting area and woodburning stove
- High quality black pre-formed granite work tops over and an array of built in appliances including AGA, Die Dietrich double oven, dishwasher, and pull-out larder
- The kitchen also benefits from underfloor heating and double casement doors lead into an adjacent snug/tv room
- Study to the front aspect which is currently being used as a formal dining room
- The sitting room lies adjacent to an adjoining conservatory with tiled floors
- Inner hall which leads through to a very generous lounge with double French doors into the courtyard and a substantial wood burning stove
- The first-floor accommodation comprises four bedrooms. The principal bedroom benefits from a modern ensuite bathroom with a four-piece suite
- The guest bedroom also features a modern ensuite shower room with two further bedrooms including built in wardrobes and a modern family bathroom with a modern three-piece suite



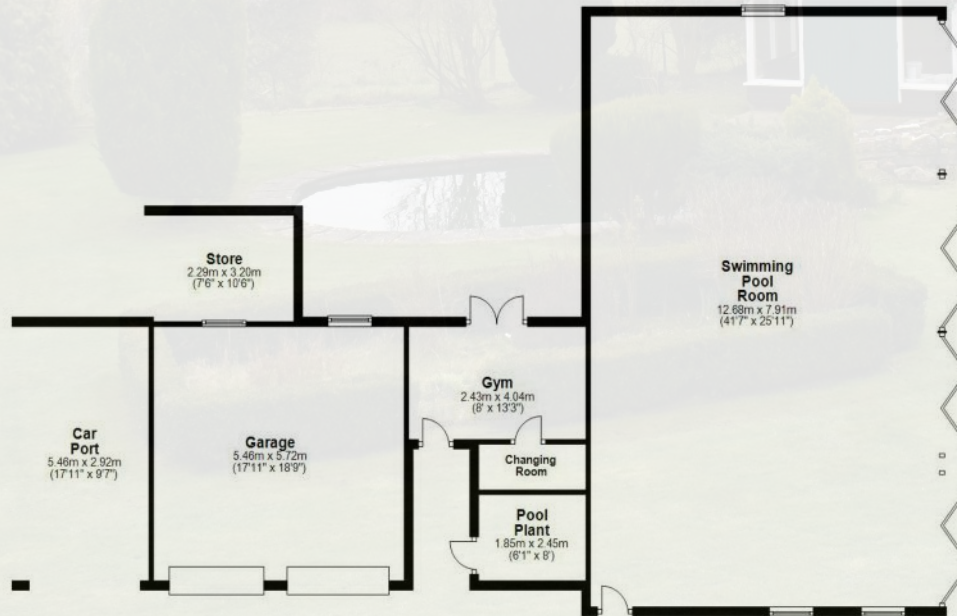
# FLOOR PLAN



**Outbuilding**  
Approx. 29.4 sq. metres (316.2 sq. feet)



**Outbuilding**  
Approx. 173.6 sq. metres (1868.4 sq. feet)



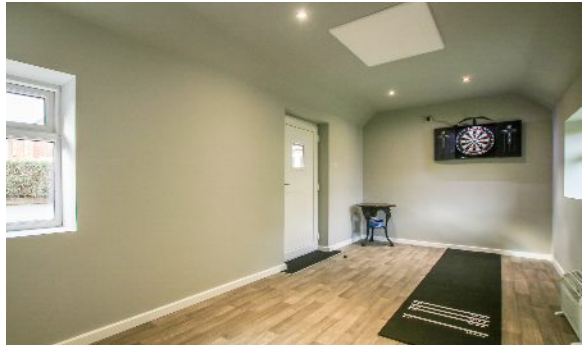
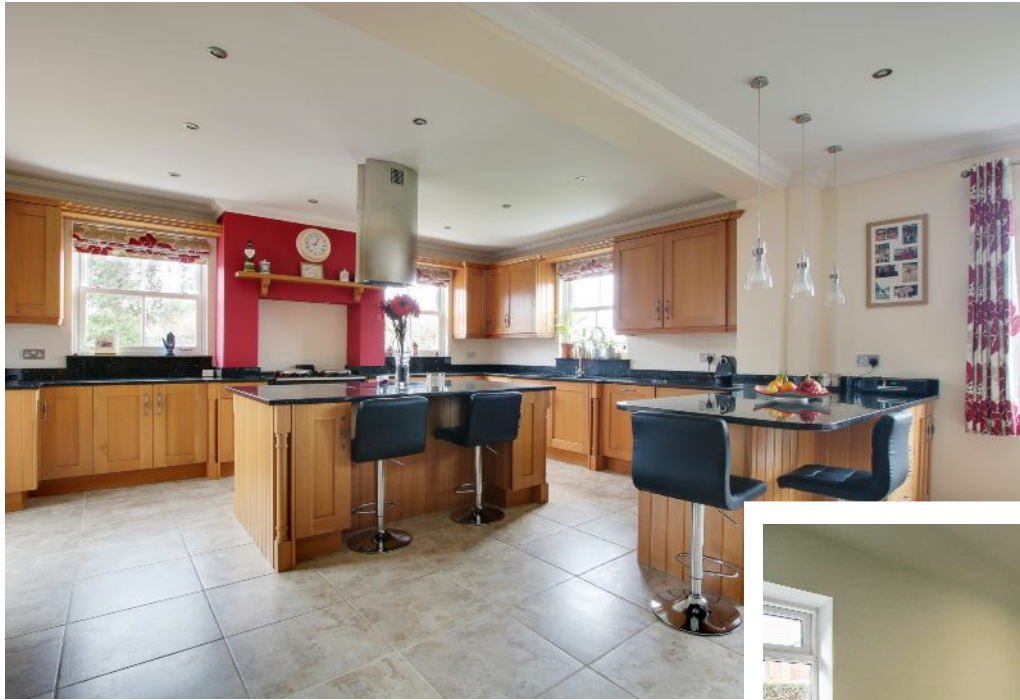
**First Floor**  
Approx. 106.2 sq. metres (1143.1 sq. feet)



Total area: approx. 608.3 sq. metres (6547.9 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 accessed through two entrances via electric gates into two separate courtyards offering parking and access to two double garages. The gardens are beautifully maintained in a “Parkland style setting“ with a substantial area of lawns and a pretty Chinese tea house and an adjacent pond. Within the grounds is a substantial outbuilding which houses a superb indoor pool complex with bi folding doors opening out onto a terrace. The heated pool is 1.5 metre in depth and is heated by an air source heat pump generated by solar heated panels. The complex includes a large surrounding terrace around the pool area and doors lead to a separate gym. To the rear of the pool complex is a further area of garden and an apple orchard.

To the secondary rear entrance of the property, there is a parking courtyard with a double garage and a carport. Furthermore, there is a useful storage outbuilding ideal for storing garden machinery, as well as a separate games room/office. There is an additional detached double garage at the main entrance which has the benefit of a shower room and WC and a pull down ladder gives access to a storage/office above the garage.

## Services

Energy Performance Rating: C Current: 76 Potential: 78

Available download speeds of 80 Mbps Superfast (Ofcom)

Private Drainage

Council Tax Band: G

Swimming pool is heated by an air source heat pump which is supplied via solar PV panels











The Furlong Shopping Centre



Bournemouth Beach



New Forest

## The Local Area

As the crow flies...

The Elm Tree Pub	0.3 miles
Moyles Court School	3.6 miles
Bournemouth Beach	13.7 miles
Ringwood	2.2 miles
Moors Valley Country Park	5.5 miles
New Forest Water Park	5.7 miles

## Situation

The property is situated on the edge of Ringwood in the picturesque hamlet of Crow, surrounded by scenic countryside and farmland and close to the open forest, yet with convenient access to Ringwood town centre which is just a couple miles away. The market town of Ringwood offers a comprehensive range of independent and high street shops, cafes and restaurants, with two supermarkets, two leisure centres and excellent local schools. For commuting, the A31 offers easy access to the nearby coastal towns of Bournemouth and Christchurch (south via the A338), the city of Salisbury (north via the A338), and Southampton (east via the M27), with London via the M3 approximately a two hour drive.

## Directions

Leave the centre of Ringwood along Mansfield road which at the next roundabout turn left into the Christchurch road. Continue along this road going through the next roundabout passing a garage then turn immediately left into Moortown Lane. Continue along this road and you will reach a crossroads, turn right here into the Bransgore road and very shortly turn right over a hump backed bridge into Streets lane and you will come to the first property on your left.

## 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.





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

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