



*Three Legged Cross, Wimborne, BH21 6RN*

SPENCERS  
NEW FOREST





## The Property

Nestled on a secluded plot nearing half an acre, this stylish countryside cottage offers a blend of meticulous restoration and timeless charm. The current owners have carefully rejuvenated the property, preserving its endearing features. The grounds provide ample parking, a double garage, a double carport, and stunning vistas of the adjacent fields.

Recently refreshed, the exterior now presents a vibrant and welcoming facade. Inside, the cottage exudes warmth with spacious rooms that capture the essence of country living.

The ground floor is designed for relaxation and entertaining, featuring a beamed sitting and dining room with rich oak flooring. A newly added orangery enhances the living space, offering panoramic countryside views and a seamless connection to the outdoors. The sitting room, with its cozy log burner, receives abundant natural light through the open passage to the orangery, further brightened by the glass-pitched roof.

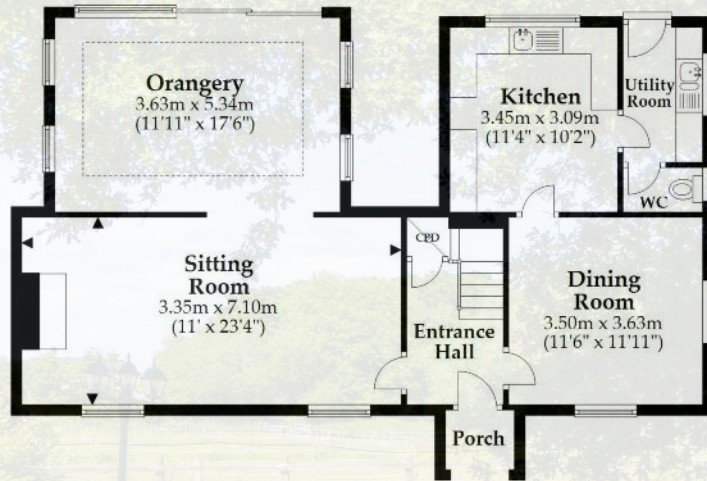
The shaker-style kitchen is thoroughly equipped with cream units, coordinating granite countertops, and metro-tiled splashbacks. Quarry-style tiled flooring extends into the adjoining utility room and cloakroom/WC. Upstairs, the first floor houses four bedrooms, three of which boast breathtaking views. The fourth bedroom is currently used as a dressing room. All bedrooms share a tastefully modern bathroom.

The vendor mentions the potential to rent livery or paddock land at the rear of the property, with discussions about adding a gate from the garden for easy access.

# FLOOR PLAN

## Ground Floor

Approx. 81.5 sq. metres (877.6 sq. feet)



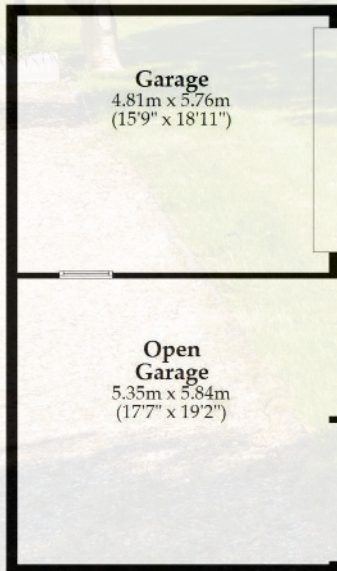
## First Floor

Approx. 61.1 sq. metres (658.1 sq. feet)



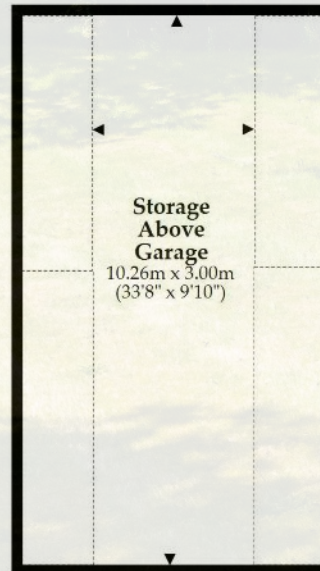
## Outbuilding Ground Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



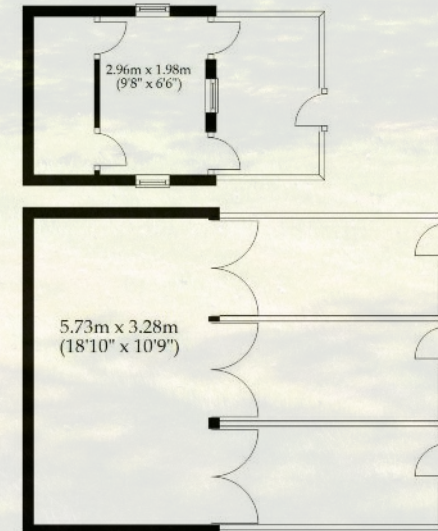
## Outbuilding First Floor

Approx. 57.9 sq. metres (623.3 sq. feet)



## Outbuilding

Approx. 28.3 sq. metres (304.8 sq. feet)



Total area: approx. 288.4 sq. metres (3104.6 sq. feet)

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





## Directions

Begin on the A31 from Ringwood heading west. Exit up to the big roundabout signposted Ashley Heath/Three Legged Cross. At this roundabout turn right onto the Horton Road to Three Legged Cross. Continue on this road until you reach the mini roundabout at Three Legged Cross. Turn right onto Verwood Road (opposite Dorset Sports cars). Continue into a very definite double bend at Crab Orchard. Exiting the double bend, the property will be on the left.

## The Situation

Situated in the popular village of Three Legged Cross, about four miles west of the Avon Valley market town of Ringwood, the property benefits from nearby services and community facilities in Verwood, Ringwood, West Moors, and Ferndown. These areas offer a wide range of amenities including schools, shopping, recreational, and health facilities. The A31/A338 dual carriageways provide quick access to Bournemouth, Christchurch, Poole, and further connections to the M27 and M3 motorways for Southampton, Winchester, and London. The location is ideal for walking, cycling, equestrian sports, and activities at Moors Valley Country Park, Ringwood Forest, The New Forest, and various coastal areas for water sports.



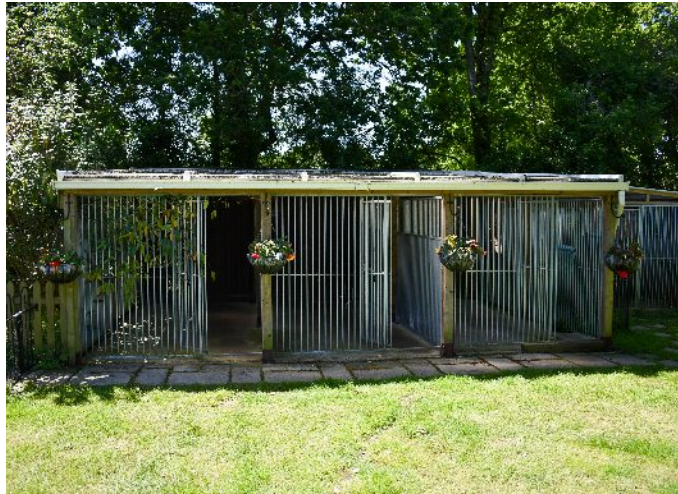
## Services

Energy Performance Rating: D

Available download speeds of 37 Mbps (Superfast Ofcom)

Private drainage and Mains gas and electric

Council Tax Band: E









## Gardens and Grounds

Access to the property is through a remote-operated five-bar gate leading to a substantial gravel drive and a double garage with an attached oak-framed carport. The manicured garden offers a tranquil setting with uninterrupted rural views.



## 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 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 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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