



Crow, Ringwood, BH24 3DH

SPENCERS
NEW FOREST





The Property

An immaculately presented, spacious bungalow which was formerly a railway cottage and is now a delightful residence featuring picturesque views across the adjacent countryside. 'The Gate House' has undergone comprehensive renovation in recent years and is of a strikingly high specification with a great attention to detail.

The property features enclosed gardens and a gated entrance to a large parking area. Located in the sought-after hamlet of Crow, it is close to the open forest and is within walking distance of Hightown Lakes, The Elm Tree Pub and Crow Farm Shop.

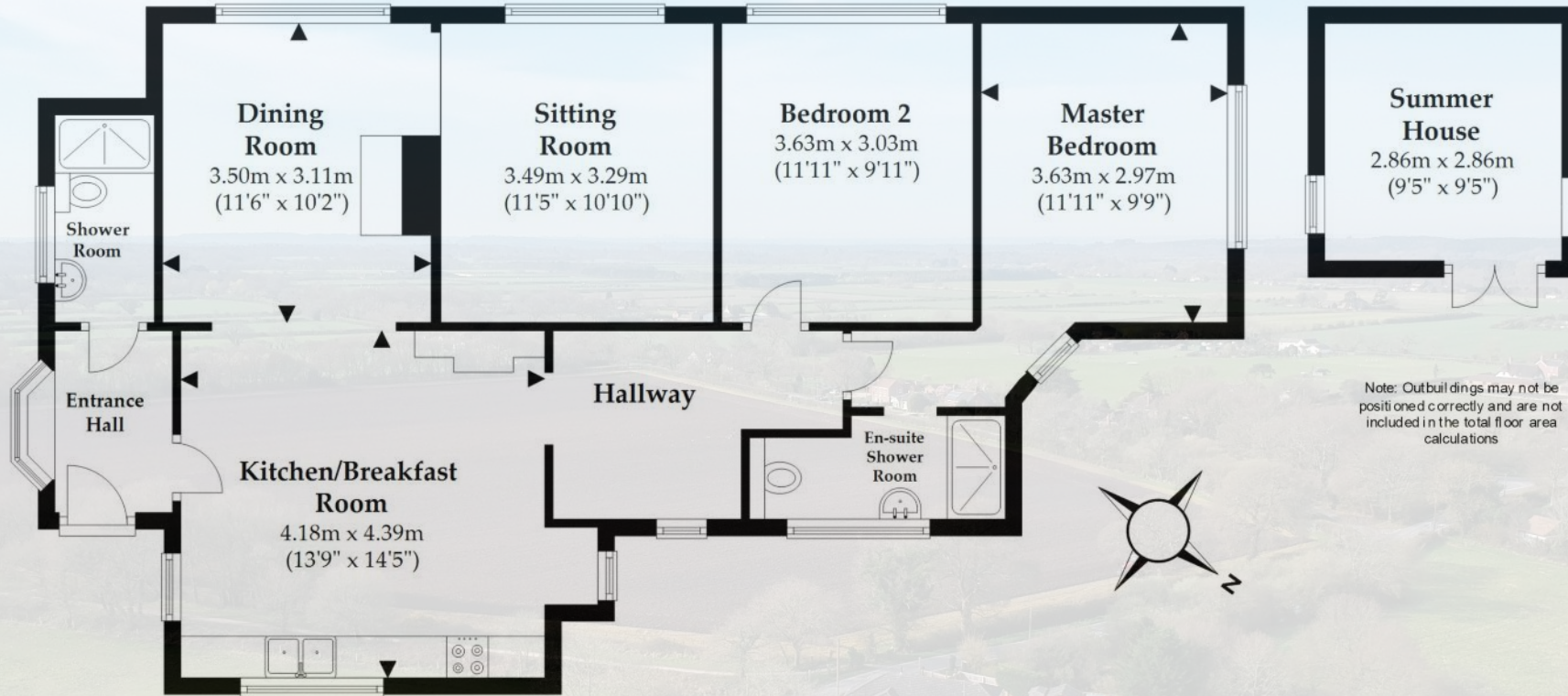
There are many highlights indeed and an internal viewing is recommended to appreciate all on offer. Here are just a sample:

- A stunning triple aspect kitchen/breakfast room features views of the surrounding countryside. This attractive 'hub of the home' includes stylish modern units with granite work surfaces and an impressive island unit complete with breakfast bar. There is also an array of Quality Bosch integrated appliances.
- Engineered oak flooring throughout the reception areas.
- A modern shower room, comprising a fully tiled walk-in shower, WC, vanity wash basin and heated towel rail.
- Attractive shutters to the UPVC windows.
- A very inviting reception area incorporating a sitting room and dining room; offering the best of both worlds with open plan ability or separate living areas. This area features a wood-burning stove.
- The spacious inner hall has been adapted to provide a study/office area.
- Two generously sized bedrooms, including a principle bedroom with the benefit of a contemporary en-suite shower room, including a fully tiled walk-in shower cubicle, WC, wash basin and heated towel rail.

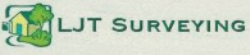


Ground Floor

Approx. 85.3 sq. metres (918.0 sq. feet)



Note: Outbuildings may not be positioned correctly and are not included in the total floor area calculations

Total area: approx. 85.3 sq. metres (918.0 sq. feet) 

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





Services

Council Tax Band: D

Mains Electric, Gas, Water and Private Drainage System

Energy Performance Rating: D Current: 62 Potential: 81

Available download speeds of up to 74 Mbps (Superfast)

The 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 mile 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.





Grounds & Gardens

The property is approached through recently installed double wooden gates to a good-sized gravel parking area, providing parking for several vehicles. Adjacent to the parking area is a wooden summerhouse and wooden shed. The gardens are mainly laid to lawn, with established hedging to the front boundary, and stock fencing separating the gardens from the neighbouring fields; allowing stunning far reaching views across the surrounding countryside.

Directions

From the central Ringwood roundabout take the exit signposted for the town centre, onto Mansfield Road. After passing two sets of traffic lights, take the first exit at the mini roundabout into Christchurch Road. Proceed to the next roundabout and take the second exit, continuing along the Christchurch Road. After approximately half a mile turn left into Moortown Lane, immediately after the Texaco petrol station. Proceed past the turning for Crow Lane on your left and continue along this road and the property will be on your left hand side next to the footpath.

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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com