











# Crow Crest

Crow • Ringwood

A wonderful opportunity to own a true home of distinction, with this delightful, grand residence located on the edge of The New Forest and set in picturesque grounds of approaching an acre.

Featuring the ever popular fusion of charm, character and spacious accommodation and sprinkles of renovation and improvements throughout.

Offered to the market for the first time in a generation, 'Crow Crest' is an exemplary, fine residence originally built in 1910 and extended significantly since.

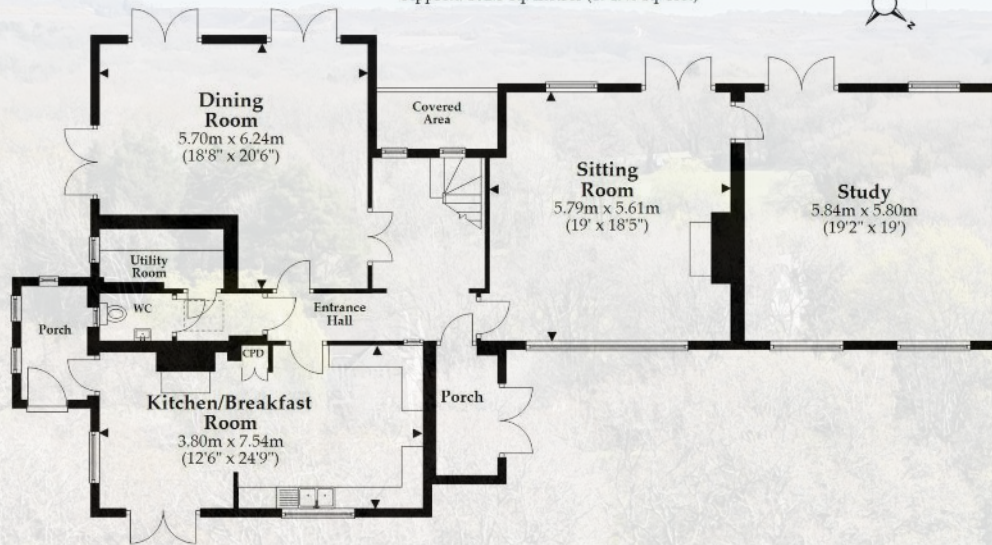




## FLOOR PLAN

### Ground Floor

Approx. 162.5 sq. metres (1749.0 sq. feet)



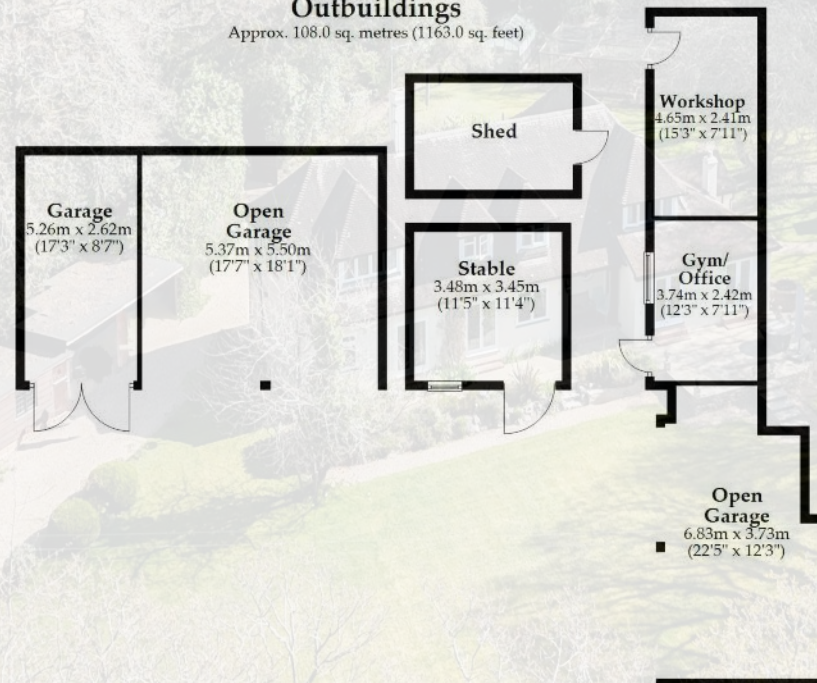
### First Floor

Approx. 100.7 sq. metres (1083.5 sq. feet)



### Outbuildings

Approx. 108.0 sq. metres (1163.0 sq. feet)



Total area: approx. 371.2 sq. metres (3995.5 sq. feet)

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





## The Property

- A delightful kitchen/breakfast room, which has been renovated with a keen attention to detail, with a contemporary look and high specification features.
- Marble worktops, a large breakfast bar/island, integrated appliances, including a wine cooler to name just a few.
- A beautiful and light dining room, featuring generous space, along with three doors out onto the garden and grounds.
- An inviting additional reception room, currently utilised as a sitting room, again with double doors onto the garden.
- This room flows effortlessly through to yet another reception room, which has many options, be it a study or lounge area or even as a downstairs bedroom. This eye catching room is vast and also strikingly bright, owing to its dual aspect.
- A stunning principal bedroom suite, featuring a healthy amount of built-in storage, space for a dressing area, along with an en suite shower room. This room enjoys a pleasant green outlook across the rear garden.
- A large guest bedroom on the opposite 'wing' of the house.
- Two further double bedrooms, of which may be utilised as a study.
- A spacious family bathroom with shower and separate bath.



4



4



2









## Grounds and Gardens

A real highlight with 'Crow Crest' is the fine array of outbuildings, many of which have been updated and improved over the years. Such as one which is now a very appealing gym/home office. There are also three garage areas, a workshop, stable and shed. An impressive recent addition is the circular summerhouse/gazebo which offers a wonderful retreat and alfresco dining area.

The immaculate grounds are mainly level, landscaped lawn areas, which encompass the property perfectly and offer many areas of delightful outside space, noticeably private and secluded. There is also a vegetable/plant growing area, while the property is set back from the road and has a lovely approach, with shingle driveway, all set behind electric gates.



## Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Energy Performance Rating: C Current: 70C Potential: 77C
- Mains connection to electricity, gas and water supply
- Private drainage system
- Ofcom broadband speed of up to 39 Mbps (Superfast)
- Limited mobile signal/coverage









## 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.

## 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 and continue for approximately 0.5 mile. The property can be found on your Right hand.







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

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: [ringwood@spencersproperty.com](mailto:ringwood@spencersproperty.com)

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