







# Herepath

Crow • Ringwood

*Available for the first time in over 30 years, this charming four double bedroom country residence is set within approximately 2.2 acres in a peaceful semi-rural location within the New Forest National Park. Surrounded by open countryside, the property enjoys delightful views from every window and offers an exceptional lifestyle opportunity with paddock, stables, large barn and extensive gardens.*



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## The Property

A covered porch opens into a welcoming entrance hall, setting the tone for the spacious and well-appointed accommodation throughout.

The bright and airy sitting room forms a superb central living space, featuring an attractive open fireplace and dual-aspect windows overlooking the gardens. Adjacent, the elegant dining room also enjoys a dual aspect, with French doors opening onto the garden and a small cellar below.

The impressive kitchen/breakfast room is filled with natural light and fitted with a comprehensive range of matching wall and base units, complemented by a breakfast bar and traditional AGA. Integrated appliances include a dishwasher and American-style fridge/freezer, alongside an electric oven and gas hob. French doors open directly onto the rear garden, creating an ideal setting for indoor/outdoor living and alfresco dining.

A practical utility room provides further appliance space together with an integrated fridge freezer, WC and external access.

The dual-aspect family room offers a comfortable and versatile retreat, enjoying pleasant outlooks to the front and side. A separate study completes the ground floor accommodation.

A staircase rises to the first-floor landing, where there is a generously sized airing cupboard and additional storage with hanging and shelving.

The principal bedroom is a generously proportioned dual-aspect room with views to the front and side, and benefits from built-in bedroom furniture. It is served by an en-suite four piece suite.

Bedrooms two and three both face the front aspect, with bedroom two also benefiting from a built-in double wardrobe and wash hand basin. Bedroom four overlooks the rear garden.

The family bathroom is fitted with a bath with shower attachment, WC, wash hand basin and bidet, and there is also a separate family shower room.





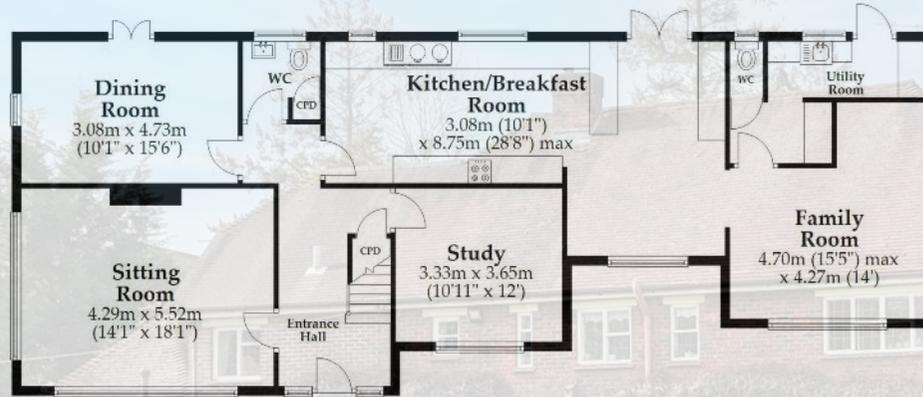
# FLOOR PLAN

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



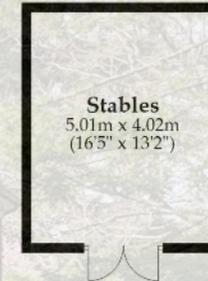
## Ground Floor

Approx. 127.3 sq. metres (1370.5 sq. feet)



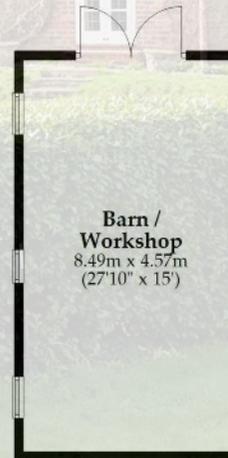
## Outbuilding

Approx. 20.1 sq. metres (216.6 sq. feet)



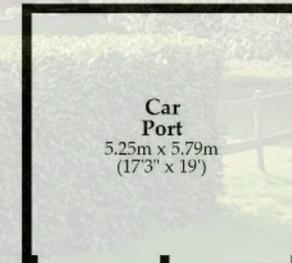
## Outbuilding

Approx. 38.8 sq. metres (417.4 sq. feet)



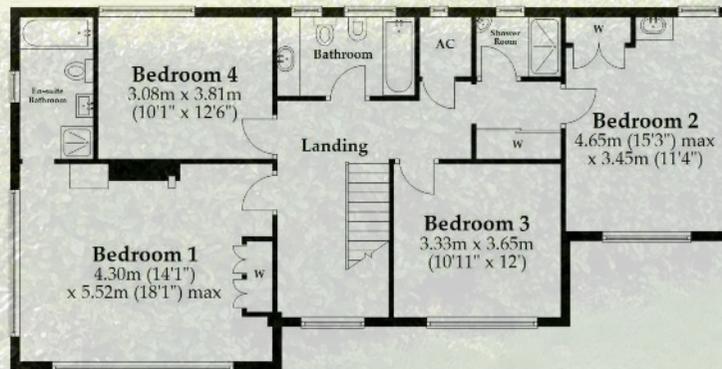
## Outbuilding

Approx. 30.4 sq. metres (327.4 sq. feet)



## First Floor

Approx. 98.7 sq. metres (1062.7 sq. feet)



Total area: approx. 315.4 sq. metres (3394.6 sq. feet)

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





## Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains Connection to Electricity and Water
- Private Septic Tank
- Energy Performance Rating: D Current: 63D Potential: 76C
- Superfast broadband with download speeds of up to 31 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

## 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. Despite its tranquil setting, the property enjoys convenient access to Ringwood town centre, which is just one mile away. The market town of Ringwood offers a comprehensive range of independent and high-street shops, cafés, and restaurants, along with two supermarkets, two leisure centres, and excellent local schools. For commuting, the A31 road provides easy access to the nearby coastal towns of Bournemouth and Christchurch (south via the A338 road), the cathedral city of Salisbury (north via the A338 road), and Southampton (east via the M27 motorway). London is approximately a two-hour drive via the M3 motorway.





## Grounds and Gardens

The property is tucked away along a private road and is approached via a five-bar gate leading to a gravel driveway. To the side of the house, the drive continues down to a double carport and a barn/workshop with power. The front of the property is mainly laid to lawn and bordered by mature trees and shrubs. A raised patio provides the perfect spot to enjoy the sunshine, and the front also offers parking for several vehicles. The large rear garden is predominantly laid to lawn and features fruit trees and mature shrubbery. To the side of the property is a paddock with post-and-rail fencing running the full length of the garden, along with a stable block. Beyond the formal gardens, the property also benefits from its own area of woodland, creating a private and scenic setting.

## 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 and proceed to the next roundabout and take the second exit, continuing along Christchurch Road. After approximately half a mile turn left into Moortown Lane, immediately after the Valero petrol station. Proceed past the turning for Crow Lane and up go Crow Hill for half a mile, before coming to the turning for Forest Edge Road on your left. Follow the road to the end and Herepath can be found on your right 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.



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