



 **Top Cottage** *Forest Corner, Ringwood BH24 3HW*

SPENCERS
NEW FOREST





The Property

Vendor Suited. An impressive three bedroom detached home set in grounds of approximately 1.72 acres, conveniently located on the edge of the market town of Ringwood. This property offers spacious living accommodation throughout with the benefit of a range of outbuildings including two sets of stables, a large log store, a tack room, a double garage and a triple car port. It might also suit a buyer looking for a home as well as a business with easy access to commute via the A31.

A light and spacious hallway leads through to:

- A large living room with log burner and an aspect over the surrounding gardens
- Double doors lead into the dining room, offering the option for open plan living, and a further set of double doors leading onto the west facing rear decking area
- A downstairs three-piece suite with shower which also services bedroom three
- Bedroom three is generous in size and has an outlook to the front of the property
- The study which offers ample of storage leads through into the kitchen/dining area, again with doors leading onto the rear decking
- The kitchen comprises a generous amount of worktop space, a great range of oak base, wall drawer units, a moveable island and space for white goods and further space for a large dining set
- Upstairs, there is a substantial principal bedroom with an abundance of character featuring an open fireplace and beams
- The second bedroom is of a similar size and is adjacent to a three piece family suite, which services both bedrooms one and two



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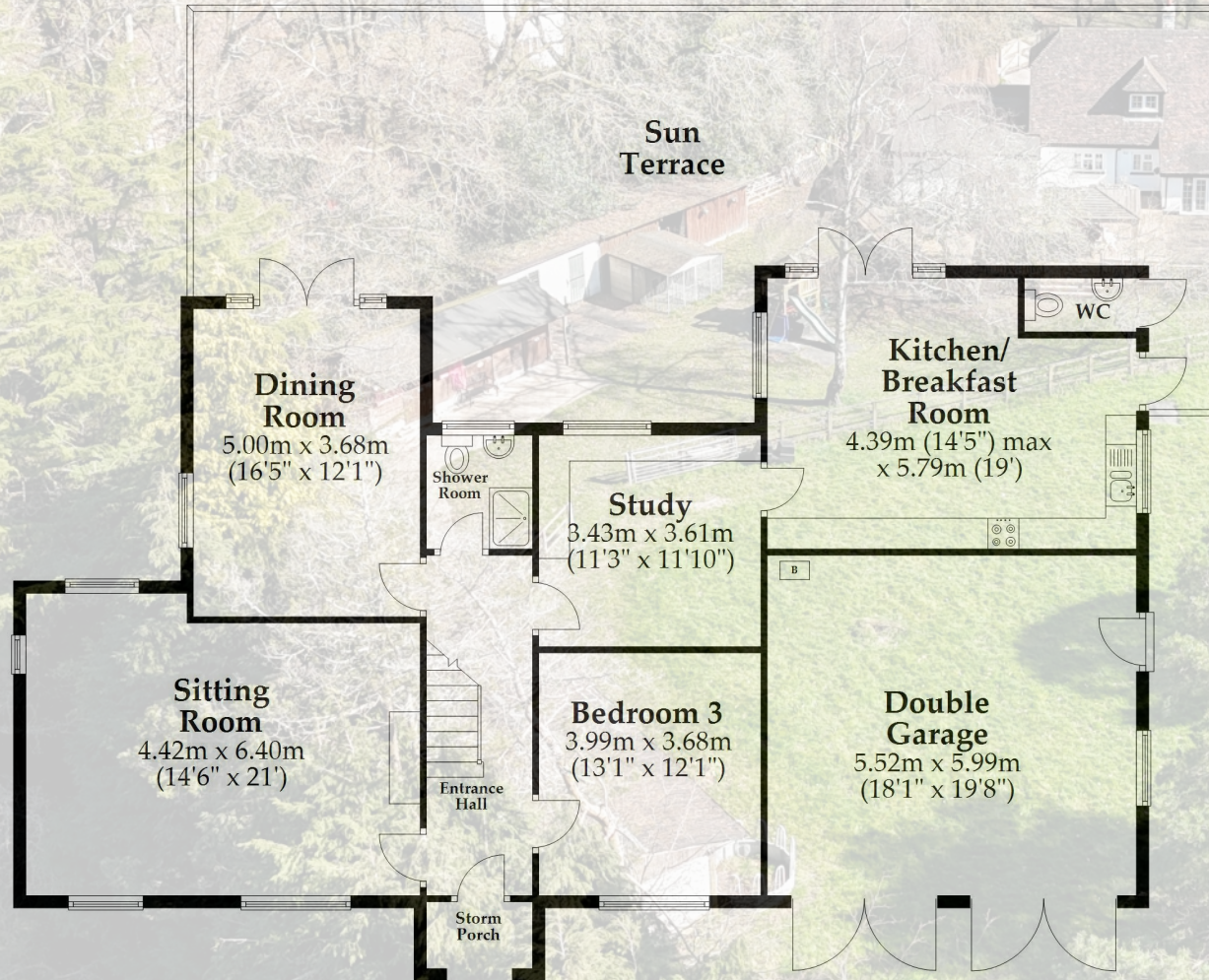


FLOOR PLAN

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

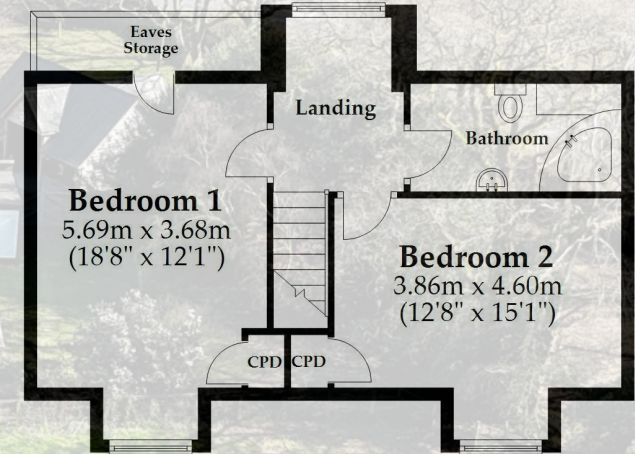
Ground Floor

Approx. 150.9 sq. metres (1624.8 sq. feet)



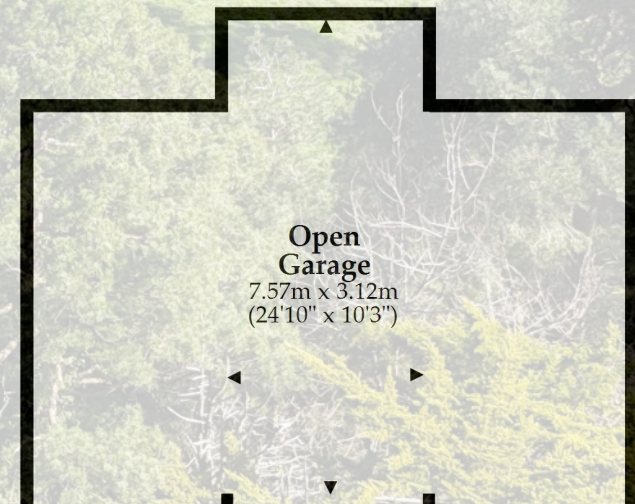
First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Outbuilding

Approx. 63.0 sq. metres (678.0 sq. feet)



Total area: approx. 264.1 sq. metres (2842.6 sq. feet)

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

Grounds and Gardens

Impressive electric gates open up to a large parking forecourt with access to the integral double garage and triple car port, one of which is raised in height to fit a motorhome or any other large vehicle. To the side of the property lies two smaller paddocks with water troughs (water to be connected) and are securely fenced. The first paddock benefits from a separate access of the road. The third paddock is sizeable and offers stabling for 4 horse/ponies. The garden is mainly laid to lawn and offers several outbuildings which include further stabling/storage, a couple of kennels, a large wood store and tack room, all with electric connected. Another gated access leads to a large paved area, providing space for further parking. An expansive, west facing decking area which extends across the back of the property is a great space for alfresco dining and entertaining.

Additional Information

Council Tax Band: F

Mains connection to electricity, water and gas supply

Private Drainage

Energy performance rating: TBC

Gas central heating

ADSL Copper-based phone landline

Super Fast Sky broadband is available at the property, with downloads speeds of up to 80 Mbps



The Situation

The property is situated in a semi-rural location within the New Forest National Park, offering thousands of acres of natural heath and woodland, ideal for walking, cycling and horse riding. The property is within the Ringwood School catchment area. Ringwood is approximately one mile distant, offering a comprehensive range of shops and facilities. This old market town is positioned on the edge of the New Forest, yet is just ten minutes drive to the coast and also has easy access to the A31, with London, Southampton and Winchester in one direction and Bournemouth in the other. It is an increasingly popular destination for home hunters; the old cattle market has been transformed into a stylish shopping quarter with names such as Hobbs, Joules, Waitrose and Waterstones, and a programme of events that includes live music and farmers' markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, a new artisan bakery, and a variety of decent eateries such as Framptons and Noisy Lobster. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted). For commuters the A338 provides a link to the larger coastal towns of Bournemouth and Christchurch (approximately 10 miles), and the city of Salisbury (approximately 18 miles).

Directions

Exit Ringwood along the A31 heading east, take the left exit off of the A31 heading towards In Excess and head back towards Hangersley and you will find the property on your left hand side.

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:

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