



Long Orchard *Woodgreen, SP6 2BQ*

S P E N C E R S





Long Orchard

• Woodgreen •



Tucked away in a wonderfully private position fronting the village Common, *Long Orchard* is an exceptional family home, set within beautifully tended grounds approaching half an acre. Offering three/four bedrooms and a superb selection of reception spaces, this charming 1930's residence enjoys a quiet, leafy setting with far-reaching views across the surrounding countryside, and is just a short walk away from the village shop and pub.

Principal House

*Garden Room *Sitting Room *Dining Room *Kitchen *Study *Scullery *WC
*Landing *Master Suite with En-suite Shower Room *Two Further Guest Bedrooms
*Family Bathroom *Fourth Bedroom *Loft Storage

Outbuildings

*Studio/Workshop *Garage *x2 Sheds

Grounds

*Grounds Amounting to 0.52 Acres



4



4



3



The Property

- A spacious, open-plan kitchen/dining room with a cosy snug area featuring a Contura log burner and Bi-fold doors which lead onto the rear garden and patio, creating a contemporary yet warm aesthetic.
- The kitchen comprises plenty of storage, space for dishwasher and fridge/freezer, a large Butlers sink, an electric Aga, as well as an electric oven and induction hob.
- The scullery houses a downstairs WC, further storage, and a Butlers sink, with a door leading to the front of the property.
- A well-proportioned sitting room, accessed via both the kitchen/dining room and hallway, with a large bay window giving pleasant views over the rear garden, and has an open fireplace.
- The garden room offers another peaceful reception space, enhanced by a large roof lantern that fills the room with natural light, creating a bright and airy atmosphere with views over the garden.
- A large landing with a beautiful, arched stained glass window and a further set of stairs leading to bedroom four/study with further storage.
- The principal bedroom is generous in size with a feature fireplace and a four piece en-suite.
- Bedrooms two and three also have a pleasant aspect over the rear gardens and bedroom two offers built in wardrobes and a feature fireplace.
- A spacious and contemporary bathroom, with a four piece suite which services bedrooms two, three and four.





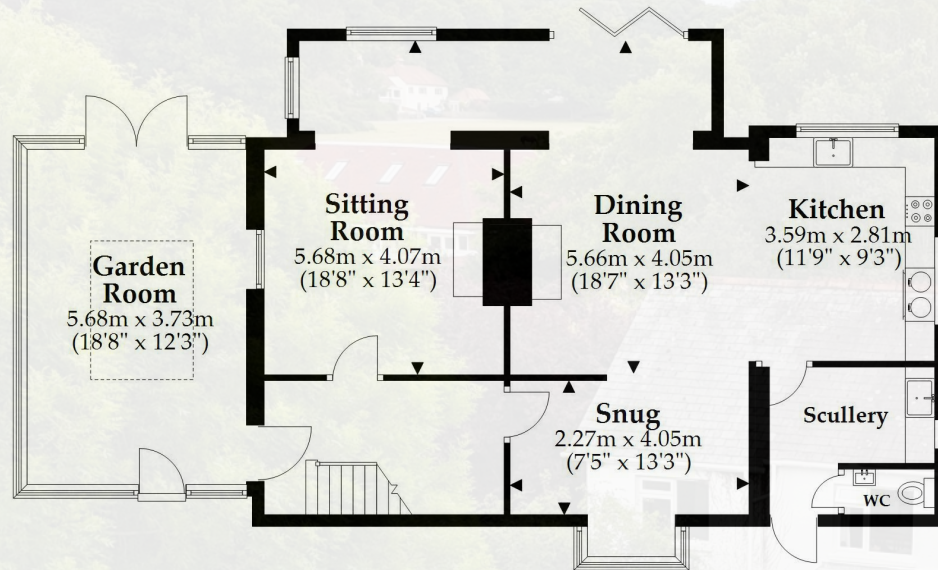


FLOOR PLAN



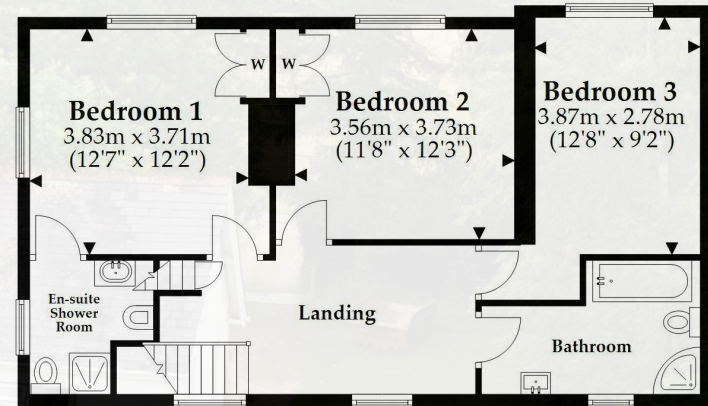
Ground Floor

Approx. 107.1 sq. metres (1153.1 sq. feet)



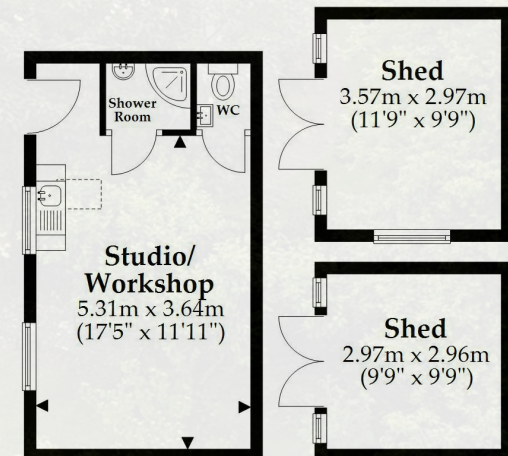
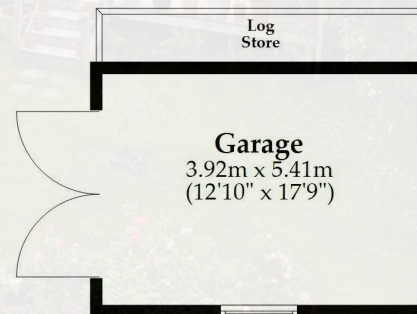
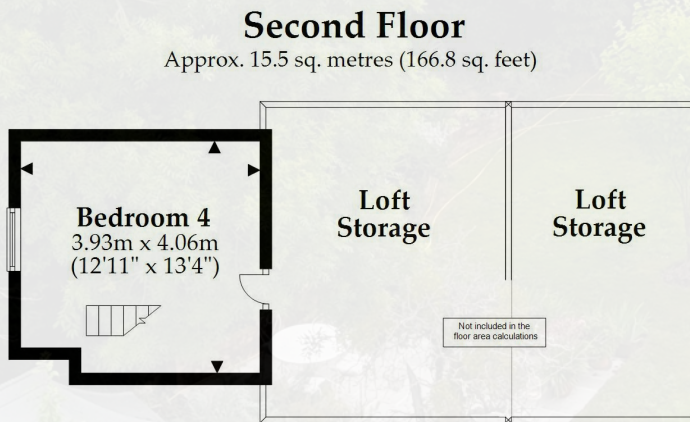
First Floor

Approx. 70.9 sq. metres (763.0 sq. feet)



Outbuildings

Approx. 64.4 sq. metres (693.3 sq. feet)



Total area: approx. 257.9 sq. metres (2776.2 sq. feet)

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



Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Mains connection to water and electricity
- Oil fired central heating
- Private drainage system
- Energy performance rating: E Current: 42E Potential: 60D
- Ofcom broadband speed of up to 68 Mbps (Superfast)

The Local Area

The property is situated within the picturesque New Forest village of Woodgreen, within the idyllic north westerly corner of the New Forest National Park. Woodgreen is a delightful, thriving village providing a local Pub, Post Office/village store, village hall, Church and village green. It is a short drive away from the small town of Fordingbridge, which has a comprehensive range of shopping facilities and amenities, as well as good schooling. The surrounding New Forest offers thousands of acres of heath and woodland ideal for a variety of outdoor pursuits such as walking, cycling and horse riding. The easily accessible A338 gives access to the cathedral city of Salisbury, with mainline railway station (approximately 8 miles north) and the bustling coastal towns of Bournemouth, Christchurch and Poole (approximately 18 miles south). Southampton is approximately 20 miles east (via the M27) and London approximately a two hour drive (via the M27/M3/M25).







Grounds and Gardens

Outside, Long Orchard sits within grounds approaching half an acre, enjoying complete seclusion. Approached via a gated driveway, the property offers ample parking and turning space. The gardens are mainly laid to lawn and are enhanced with a mix of mature trees and fruit trees. There is also a beautiful rose garden and a further flower garden, creating a vibrant and colourful setting throughout the seasons. A large raised decked terrace adjoins the rear of the house, perfect for al fresco dining or simply soaking up the evening sun. There is a brick garage, two additional spacious sheds, providing additional storage, and a timber studio/workshop which provides excellent scope for hobbies, storage or future development (subject to the usual consents). Adjacent to the property, there is a insulated wine store, which holds about 100 bottles and a wood store. Set directly opposite the village Common, the property also enjoys the idyllic presence of roaming ponies and donkeys, making it a truly enchanting spot for nature lovers and those seeking a peaceful New Forest lifestyle.

Directions

Exit Ringwood along the A338 towards Fordingbridge road and continue passing Fordingbridge Road until you approach the village of Breamore. Turn right into Woodgreen Road and continue for approximately 0.8 miles, before tuning right just after the pub. Continue down this road for a short while before turning right onto Brook Lane. Soon after, Long Orchard will be found on your right hand side.

Important Information

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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