



Horton Heath, Wimborne, Dorset, BH21 7JR

SPENCERS
NEW FOREST





The Property

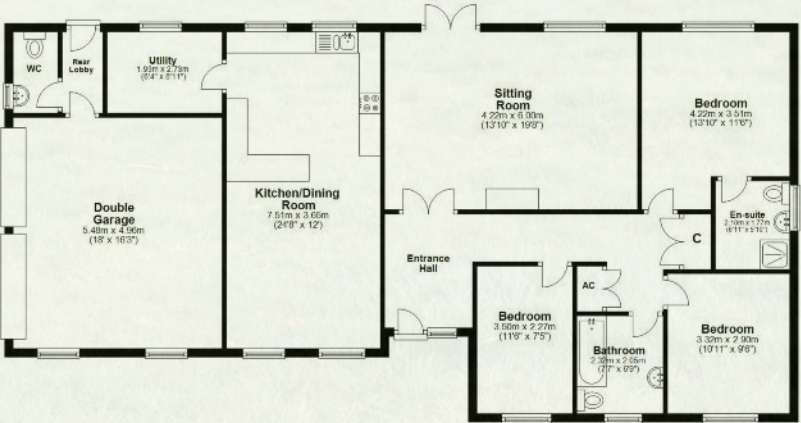
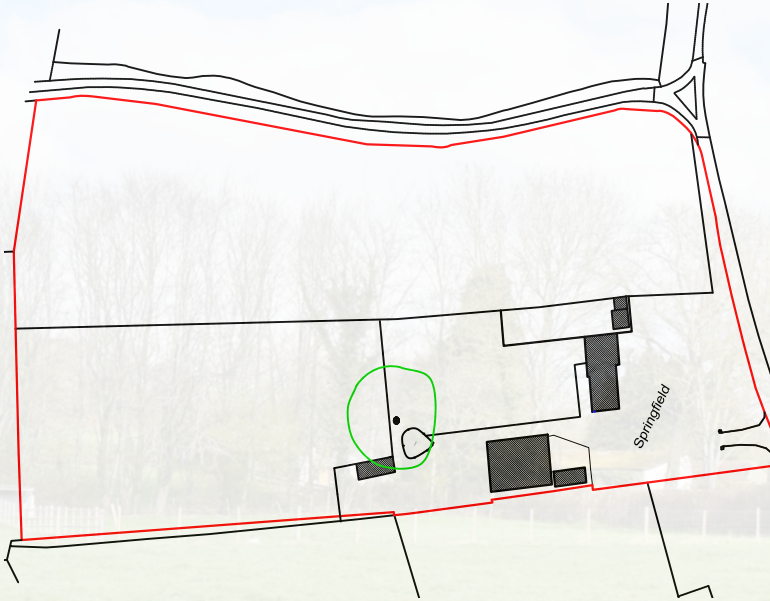
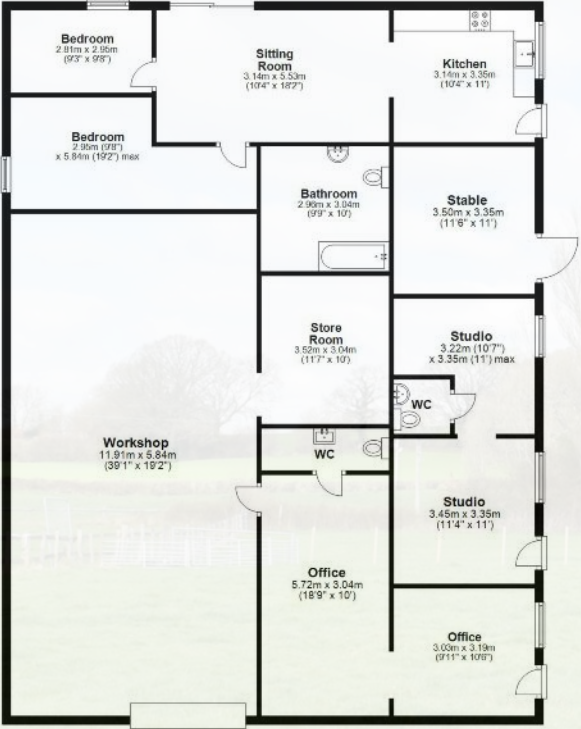
A detached three-bedroom single storey dwelling which is situated in a superb plot of approximately 5 acres in a rural setting. This property also benefits from substantial outbuildings one of which incorporates a barn / workshop. Additional outbuildings include stables and a cart house/open barn.

- Spacious L shaped entrance hall, cloaks cupboard and airing cupboard
- Large kitchen / Dining room with an excellent range of base, wall, and drawer units with ample work surfaces over
- Integrated appliances include double oven, electric hob with extractor over, integrated dishwasher separate utility room with space and plumbing for a washing machine, dryer and space for fridge / freezer
- Rear lobby leading to a cloakroom and personal door to integral garage with electric roller doors
- The main lounge has a pleasant aspect to the rear, with French doors and a feature fireplace with a recessed woodburning stove
- Three well-proportioned bedrooms with the main bedroom benefitting from a three piece suite
- There is a family bathroom with a three-piece suite including a panelled bath.

FLOOR PLAN

Ground Floor

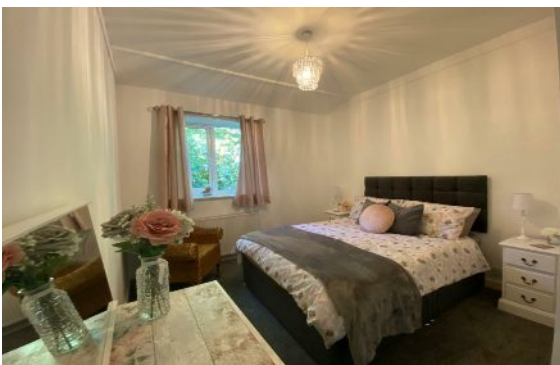
Approx 357.3 sq metres (3845.4 sq feet)



Total area: approx. 357.3 sq. metres (3845.4 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planitup.





Directions

Leave Ringwood along the A31, come off on the Ashley Heath roundabout and take the last exit onto the Horton road. Continue along this road, taking you through three legged cross taking you past the exit to West moors and Mannington. At the bottom of the hill is a red box post on the left, the turning to the lane is directly opposite on the right, go down the unmade lane past 8 houses and continue onto gravel track for 50m and Springfield is on the left.

The Situation

Springfield is situated along a quiet lane, in a small rural hamlet near to Holt heath, Holt Wood and Chalbury Common. This attractive semi-rural area is nearby to paddocks and open countryside. The market town of Ringwood is 7 miles away and has a comprehensive range of shops, boutiques, cafes and restaurants. There is excellent local state and private schools at Ringwood, Wimborne and nearby Fordingbridge. The medieval town of Wimborne is only 6 miles distant with an excellent shopping centre and two supermarkets. For commuting the A31 is easily accessed, giving direct routes to Bournemouth (8 miles), Southampton (18 miles), Salisbury (18 miles). London is only a two hour drive via the M27 and M3. Bournemouth International Airport at Chapel Gate gives direct flights to many European cities.

Services

Energy Performance Rating: D Current: 58 Potential: 75
 Available download speeds of 51 Mbps (Standard Ofcom)
 Private drainage and oil fired heating
 Council Tax Band: G



Gardens and Grounds

The property is approached through brick pillar entrance gates into a large sweeping drive with plenty of parking leading to all the outbuildings. The front gardens are laid to lawn with the boundaries partly formed by trees. A gate leads to a side garden with a large summerhouse and a private patio area. The rear gardens are enclosed with a large area of lawn and a separate vegetable garden with greenhouse. Leading off the drive is a substantial outbuilding which incorporates a large workshop / office and storage with additional units which can be used as stables.

Also, part of this outbuilding has been converted into an annexe which consists of two bedrooms, lounge, kitchen, and bathroom, this could be used as ancillary accommodation to the house. However, this currently does not have permission. There is additional land adjacent to the outbuildings with a further area of lawn and a pond. The remainder of the whole site is made up of several paddocks of good grazing land.



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:

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