



*Hightown Hill, Ringwood, BH24 3HG*

SPENCERS  
NEW FOREST



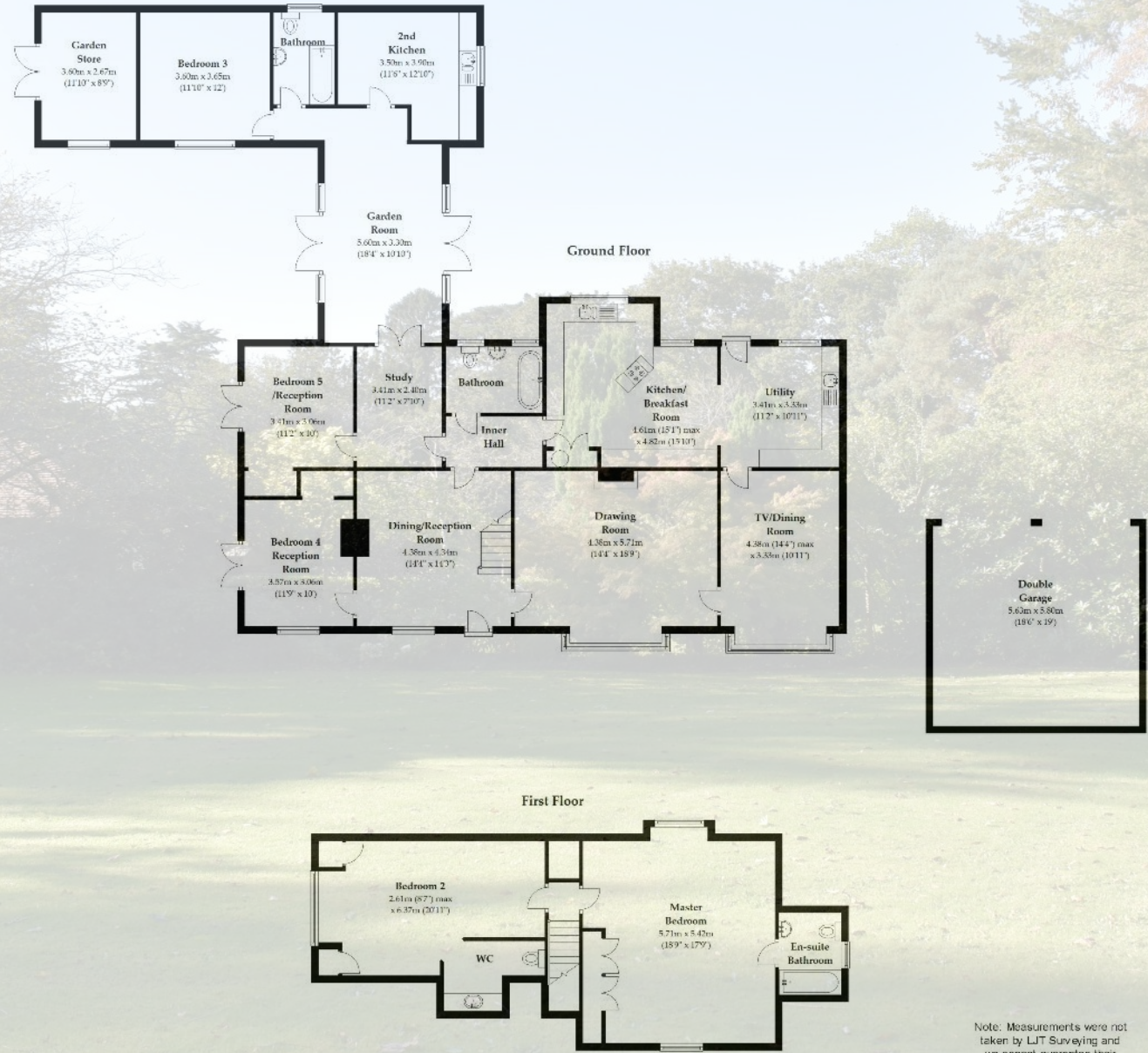


## The Property

NO FORWARD CHAIN - A bright and spacious 1920's country home situated in the New Forest National Park within beautifully landscaped and established gardens approaching an acre. This desirable four/five bedroom home with three reception rooms offers versatile accommodation throughout, including guest/annexe accommodation which could alternatively be used as a home office.

- Impressive dining hall with original brick fireplace and stairs to first floor accommodation
- Adjoining sitting room with fireplace and french doors into garden could be used as an additional bedroom
- Elegant living room with delightful bay window with lovely views of the private south facing rear gardens
- Separate snug/tv room which also features a large bay window with views of the garden
- Inner hall with access to the fine open plan kitchen/breakfast room , quality with superb porcelain floors
- Excellent range of fitted shaker style units complemented with granite worktops over
- Integrated appliances include fridge, double oven, ceramic hob, microwave and dishwasher
- Large adjoining utility room with a range of matching built-in units
- Additional ground floor accommodation includes bedroom/reception room, study and ground floor bathroom
- Annexe comprising garden room/lounge, fitted kitchen, double bedroom and bathroom
- Further potential to extend the annexe into an adjoining store room (STPP)
- First floor accommodation in the main house comprises of two double bedrooms with an impressive master suite and en suite bathroom with three piece suite

# FLOOR PLAN



**LJT SURVEYING** Gross Internal Floor Area: approx 266.5 sq.metres (2868.8 sq. feet)

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

Plan not to scale and for illustrative purposes only All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





## Services

Energy Performance Rating: D Current: 68 Potential: 83

Council Tax Band: G

Available download speeds of up to 900 Mbps

Mains Connected: Gas & Electric

Drainage: Sceptic Tank

## Directions

Exit Ringwood from the main roundabout into Mansfield road; continue along through the traffic lights then bearing left at the next mini roundabout. Continue along this road, and then turn left at the next roundabout into Castlemans way. Continue along this road then bear right at the next roundabout and carry on along Hightown road until you reach the T junction. Turn right staying on Hightown road. Continue on for about a mile, passing the Elm Tree ub on your left, and the property will be on your left hand side before the cattlegrid that leads to Hightown Common.

Please scan here to watch the cinematic video tour





## Grounds & Gardens

The property can be accessed via two lanes/roads; access from Hightown Hill is via a 5 bar electric gate to a gravel drive. The other access, from Milky Down Lane, is through tall wooden gates that lead to a further parking area and to the timber framed double garage with power, light and roof storage. The mature gardens are a real feature of the property, having been beautifully landscaped; comprising of expanses of lawn, with well stocked flower and shrub beds and mature hedging providing a good degree of seclusion. The grounds amount to approximately one acre.

## 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. Within walking distance is a great local country pub/restaurant, with a local farm shop and Ringwood schools within easy reach. Ringwood is approximately two miles 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, with easy access to the A31/M27 to Southampton and Winchester and the A338 to Bournemouth. 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, an artisan bakery and a variety of decent eateries. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted).

## 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:

42 High Street, Ringwood, Hampshire BH24 1AG  
T: 01425 462600 E: [ringwood@spencersnewforest.com](mailto:ringwood@spencersnewforest.com)

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