



Hill Crest

Woodgreen, SP6 2BQ

SPENCERS





Hill Crest

Woodgreen • Fordingbridge

“An exceptional family home in the heart of the New Forest”

Hill Crest is a most appealing four-bedroom home, perfectly positioned in the highly desirable New Forest village of Woodgreen. Quietly nestled just moments from the village green, cricket pitch and with direct access the property enjoys a truly idyllic and convenient rural setting.

Sympathetically extended and thoughtfully improved, Hill Crest offers generous, modern living accommodation while retaining the charm and character of its original structure. Features such as attractive wall panelling, bespoke tiling and tasteful decoration compliment the property's country house feel, creating a stylish and inviting home with a harmonious blend of period charm and contemporary comfort.



The Property

- A welcoming entrance hall with adjoining WC.
- A most characterful living room with attractive wood flooring, feature fireplace and enjoying a pleasant outlook of the gardens, with doors out onto the decking area.
- A wonderful dining room, again with access to the outside space.
- A well appointed country style kitchen which is characterized by a warm, rustic aesthetic. With soft colours and traditional design elements along with contemporary worktops. Bright, owing to its dual aspect
- An adjoining utility room with ample space for white goods.
- The property continues to shine upstairs with an impressive, spacious principal bedroom with a lovely outlook, along with an appealing decked balcony, ideally positioned to enjoy the stunning outlook.
- The guest bedroom is also of generous proportions, also leading out to the attractive outside space in the form of the balcony.
- Further bedrooms three and four, which can be utilised to suit individual preference and could work well as a bedroom and adjoining office/study or even walk-in wardrobe area.
- A spacious family bathroom, with attractive tiling, with a traditional freestanding bath, sink, WC and ample space for vanity cabinets.
- There is also a separate, modernised shower room



4



2

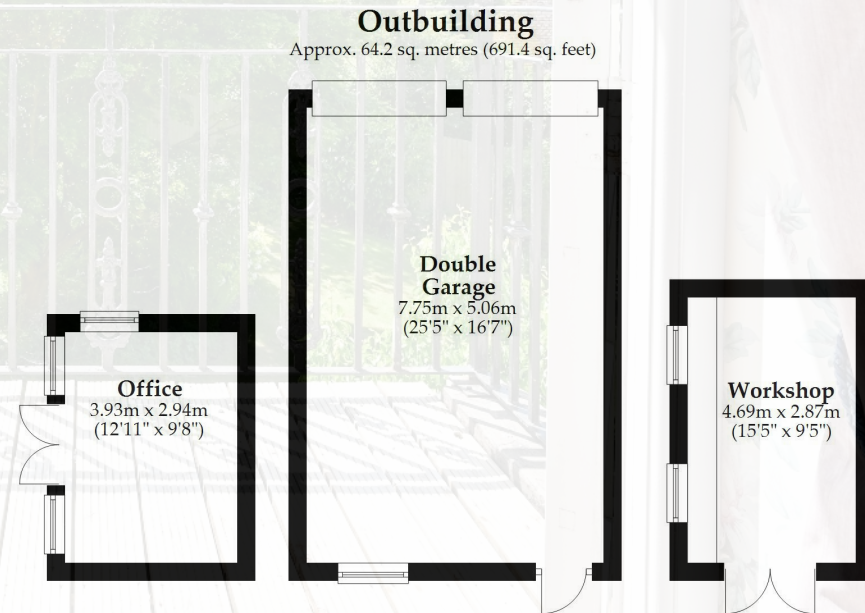
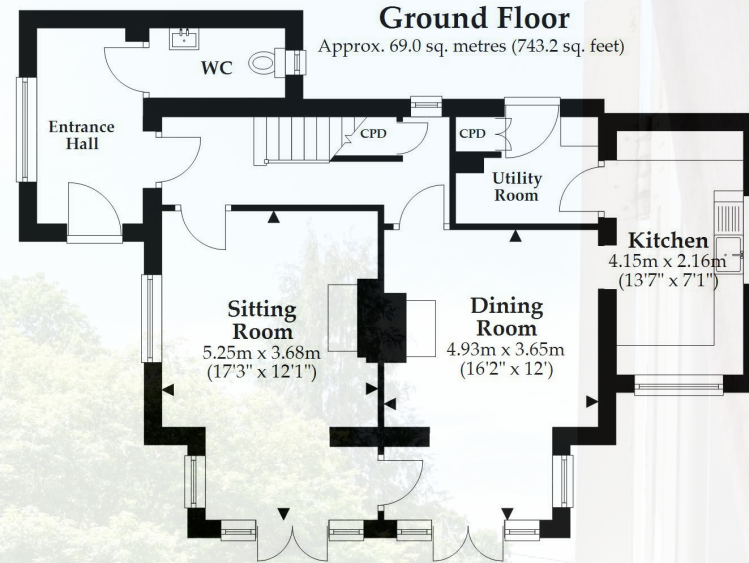
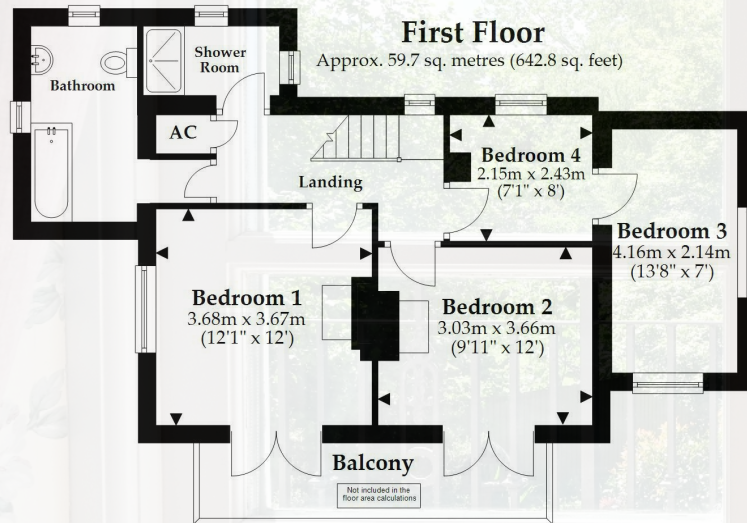


1





FLOOR PLAN



Total area: approx. 193.0 sq. metres (2077.5 sq. feet)

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



LJT SURVEYING



Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Mains connection to water and electricity
- Central Oil Fired Heating
- Private drainage system
- Cable Broadband
- Energy Performance Rating: E Current: 40E Potential: 66D
- Superfast broadband speeds of up to 80 Mbps (Ofcom)

The Situation

The property is situated in the picturesque New Forest village of Woodgreen, located 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, yet is just a short drive away from the small town of Fordingbridge, comprising 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, particularly bike 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

Hill Crest boasts a meticulously maintained and thoughtfully designed outdoor space that enhances the property's charm. Accessed through traditional five-bar wooden gates and a cattle grid, the property is approached via a sweeping shingle driveway leading to a detached double garage and an adjoining workshop/shed.

The principal west-facing garden enjoys an elevated position, providing seclusion and tranquillity. A recently added south-facing deck offers a perfect setting for outdoor dining or peaceful relaxation. The garden is carefully landscaped with neat lawns, mature hedging and well-established planting, all contributing to a sense of privacy and serenity. A charming, newly installed summerhouse adds further versatility and could serve as a hobby space or home office.



Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road and continue passing Fordingbridge Road until you approach the village of Breamore. Turn right onto Woodgreen Road and continue for approximately 0.8 miles, before turning right just after the pub. Continue down this road for a short while, approximately 0.1 of a mile before coming to the property 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.



Additional Land

In addition to the formal gardens, approximately 3.16 acres of paddocks are available by separate negotiation, offering a rare opportunity for equestrian use, a smallholding, or additional amenity space.

Accessed via a five-bar gate directly opposite the property, the land is currently post-and-rail fenced and divided into two separate paddocks.

The area is well-equipped with electricity, water supply, water troughs and stables.







For more information or to arrange a viewing please contact us:

42High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.com