



Merrie Gardens, Woodgreen, Fordingbridge, SP6 2AT

SPENCERS
NEW FOREST



The Property

A RARE OPPORTUNITY IN THE NEW FOREST- A unique opportunity to purchase this tucked away, two bedroom bungalow on a generous plot set in the most desirable village of Woodgreen. This property would benefit from renovation and modernisation, providing a wonderful opportunity for one to create their own perfect home.

- The kitchen comprises base level storage cupboards, a 1.5 sink as well as a large storage cupboard and rear door
- The lounge features an AGA log burning stove and hearth and aspect over the rear garden
- Two generous bedrooms, one with a rear aspect and one with aspect to the front of the property
- Both bedrooms are serviced by a generous 3 piece suite

****CASH BUYERS ONLY. No vehicular access to the property****

Gardens and Grounds

- The garden needs to be re-landscaped but offers much potential. There is also a small outbuilding which could be converted to storage



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The Situation

The property is situated in the picturesque New Forest village of Woodgreen, located within the idyllic and unspoilt 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 to London (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).

Directions

From Ringwood, join the A338 heading north towards Fordingbridge and Salisbury. Continue for approximately 10 miles and upon reaching Breamore you will see a signpost for Woodgreen, turn right and proceed over the bridge. Immediately after the Horse and Groom Public House, turn right and continue up the hill, at the crossroads turn right down Brook Lane. Continue down this road for approximately ¼ mile and there will be a public footpath on the right hand side. Park your car here and walk down the public footpath and Iona will be on your left hand side.

Services

Council Tax Band: C

Energy Performance Rating: TBC

Drainage: Private- Cesspit

Heating: Oil Fired Central Heating

Ofcom internet speeds up to 80 Mbps (Superfast)

Parking is available via a lease payable to the Forestry Commission

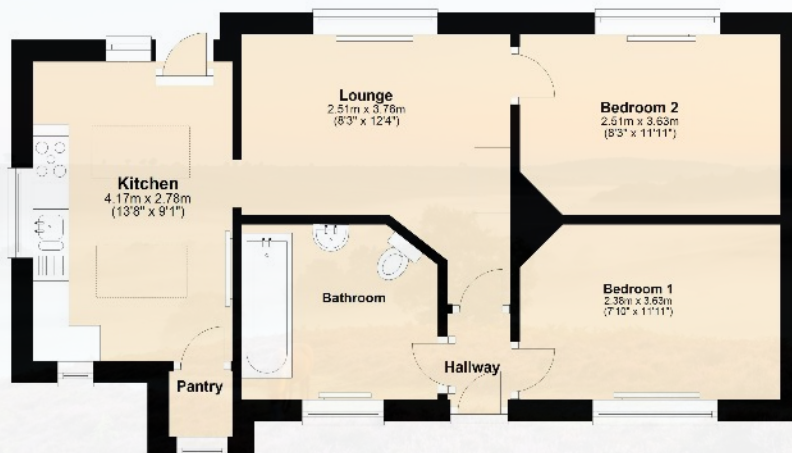
Viewings

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.

FLOOR PLAN

Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



Total area: approx. 50.0 sq. metres (538.1 sq. feet)



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

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