



Wildwood

*Newgrounds, Godshill, SP6 2LJ*

SPENCERS





## The Property

A rare opportunity to acquire a forest-fronting residence of approximately 2,910 sq ft, occupying a peaceful no-through road position with priceless views and direct access to the open New Forest.

Imagine waking to the sight of ponies grazing beyond your terrace, stepping straight out into the open forest for a morning walk, or taking advantage of miles of cycling, running and riding routes from your doorstep. Wildwood offers a lifestyle defined by tranquillity, nature and space, all within easy reach of London and the South Coast.

This charming and well-appointed home welcomes you through an elegant entrance hall that leads into the heart of the property. A practical boot room/rear lobby features slate flooring, a crafted window seat, and built-in drawers, ideal for storage and everyday use. The contemporary cloakroom is fitted with a modern suite, complementing the overall style.

The sitting room, currently used as a music room, offers a light-filled double aspect, while the open plan dining room boasts attractive tiled flooring and flows seamlessly into the kitchen.

The kitchen is well equipped with a range of shaker style base, wall, and drawer units, modern worktops, an electric fired AGA, Miele electric oven and hob, and a 1.5 bowl stainless steel sink with monobloc mixer and pull out hose, along with space for a dishwasher, large fridge, and freezer. The utility room continues the slate flooring theme and includes a ceramic sink with chrome monobloc, additional shaker style storage, and plumbing for a washing machine.

The inviting living room features a central open fireplace with a flagstone hearth and built in wood burner, opening via wide patio doors onto a raised terrace with peaceful forest views.



5



2



3





## The Property Continued...

The light-filled galleried landing connects all the bedrooms, creating a welcoming and open atmosphere. The principal bedroom is a luxurious suite featuring two dressing rooms and an en-suite bathroom. Bedroom two is a spacious double room offering tranquil garden and forest views. Bedroom three is well-proportioned and conveniently located adjacent to the modern, well-appointed family shower room. Bedroom four provides a flexible space, suitable as a single bedroom or a study.

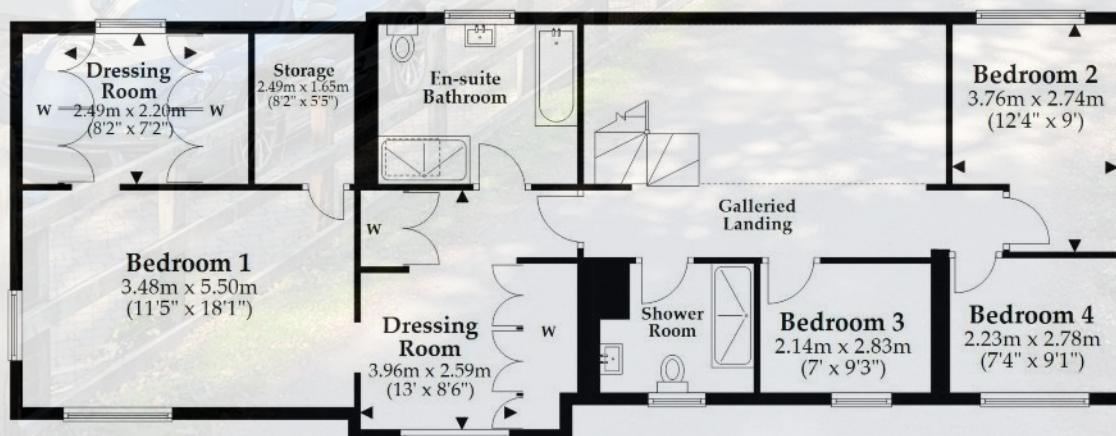
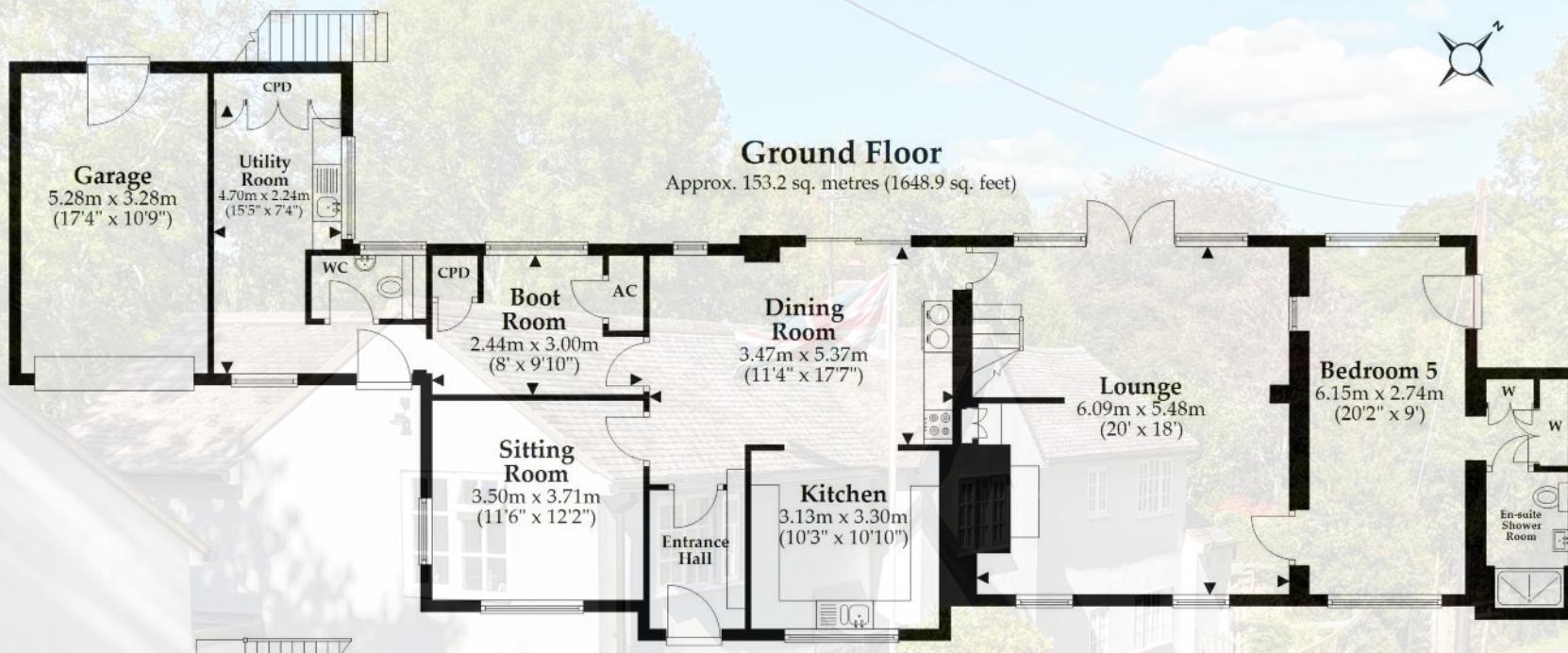
On the ground floor, bedroom five serves as a substantial guest suite with a modern en suite shower room, ideal for visitors, multigenerational living, or independent use.

Completing the property is a generously sized garage (17'4" x 10'9") with an adjoining store and a Detached Office (17'3" x 14'6") that offers a versatile space for working from home or use as a creative studio.

## Additional Information

- Tenure: Freehold
- Council tax band: G
- Mains connection to water and electricity
- Oil fired heating including water heating
- Private drainage system (septic tank)
- Electric vehicle charging point installed
- Energy Performance Rating: E Current: 42E Potential: 61D
- FTTP (Fibre to the property directly) and ADSL (Copper based phone land line)
  - 100/100 dedicated fibre to the premises line in
  - Standard broadband speed of up to 17 Mbps (Ofcom)
- Mobile coverage restricted to EE. Please contact your provider for further clarity
- Property situated in a conservation area
- Property affected by a TPO (Tree preservation order)

## FLOOR PLAN



Total area: approx. 270.4 sq. metres (2910.5 sq. feet)

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







## Grounds and Gardens

The private and enclosed rear garden offers an ideal space for outdoor living. A raised patio area enjoys a sunny aspect, perfect for barbecues and entertaining. Steps lead down to a well-maintained lawn, providing a versatile space for ball games or relaxation. The garden is fully dog-proof, offering peace of mind for pet owners, and also features a useful workshop for storage or hobbies. French doors open directly into the sitting room, creating a seamless flow between indoor and outdoor spaces. The garden is also accessible via a side gate, offering added convenience. To the front, the property is secured by gating and offers ample off-road parking, providing both convenience and peace of mind.

## The Local Area

The property occupies a quiet and secluded position within the beautiful New Forest National Park, with direct access onto the open forest, offering thousands of acres of natural heath and woodland, ideal for riding, walking and cycling. Godshill is a charming hamlet nestled in the heart of the New Forest National Park. Known for its peaceful, rural setting, it offers a true taste of countryside life. A local favourite, The Fighting Cocks pub is well-known for its welcoming atmosphere and hearty food. The popular market town of Ringwood is approximately 8 miles away, providing an excellent range of high street and independent shops, boutiques, cafes and restaurants as well as supermarkets, two leisure centres and excellent state and private schooling. The easily accessible A31 offers routes to the large coastal towns of Bournemouth and Christchurch (approximately 12 miles south via the A338), and Southampton (approximately 18 miles east via the M27). London is approximately 1.5 - 2 hours drive via the M3 heading north east.



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

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: [ringwood@spencersproperty.co.uk](mailto:ringwood@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)