

Christmas Tree Farm

Hangersley Hill, Hangersley, Ringwood, BH24 3JR

SPENCERS


Boundary Shown Is Not Accurate

Christmas Tree Farm

Hangersley • Ringwood

An exclusive opportunity for redevelopment of a two-acre property in one of the most highly sought-after locations on Hangersley Hill, Ringwood, within the New Forest National Park. Christmas Tree Farm is a unique property comprising a charming three-bedroom bungalow with an adjoining one-bedroom cottage/annexe, alongside various outbuildings, all set within a private and rural setting.

The property offers versatile living while benefiting from a landscape and location that combines space, privacy, and superb access to both the open forest and local amenities.

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The Property

The existing accommodation combines a single-storey bungalow, believed to have been constructed in the 1960's, alongside an original cottage dating back to the late nineteenth century, now thoughtfully utilised as a self-contained annexe.

The bungalow is approached via a practical utility/entrance hall, complete with space and plumbing for laundry appliances, leading through to a well-appointed kitchen fitted with a range of base, wall and drawer units. Integrated appliances include a range-style cooker, with additional space for a fridge/freezer and dishwasher.

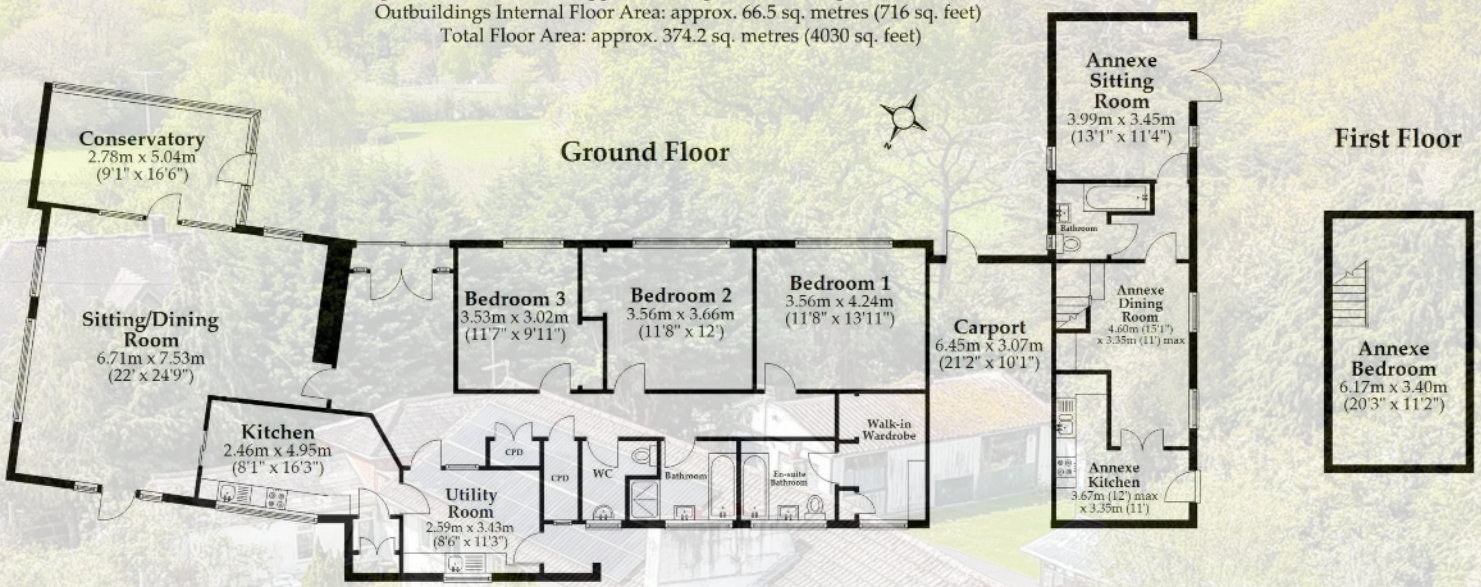
At the heart of the home lies an impressive L-shaped living and dining room, featuring a fireplace and a striking triple aspect, allowing natural light to flood the space while offering delightful views across the surrounding gardens. A door provides direct access to a conservatory, currently utilised as an arts and crafts room.

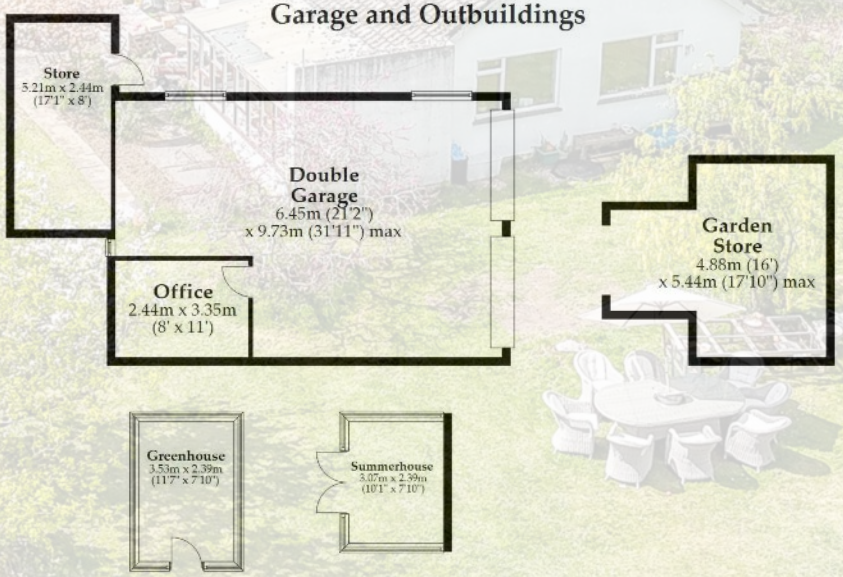
An inner hallway leads to three bedrooms, all benefiting from built-in wardrobes. The principal bedroom is complemented by a walk-in dressing room and an en-suite bathroom fitted with a three-piece suite. A family shower room and separate cloakroom complete the accommodation.

FLOOR PLAN

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

House Gross Internal Floor Area: approx.178.2 sq. metres (1919 sq. feet) excludes Carport
Annexe Internal Floor Area: approx. 66.9 sq. metres (721 sq. feet)
Garage Internal Floor Area: approx. 62.6 sq. metres (674 sq. feet) includes Office
Outbuildings Internal Floor Area: approx. 66.5 sq. metres (716 sq. feet)
Total Floor Area: approx. 374.2 sq. metres (4030 sq. feet)





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










Middle Earth





Outside

The property is accessed via a cattle grid leading to a courtyard with ample parking for multiple vehicles, in addition to a garage.

The gardens are a particularly outstanding feature, comprising expansive, sweeping lawns interspersed with a variety of mature trees, well established fruit orchard including apples, pears, plums and other specimens. Well-established hedging and natural boundaries enhance the sense of seclusion and help to create a peaceful and private setting.

The grounds also offer excellent potential for the creation of a paddock for those wishing to keep animals, with nearby forest access adding to the property's rural charm and appeal.

Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains Connection to Electricity and Water
- Gas Central Heating
- Private Drainage (Septic Tank)

- Energy Performance Rating: D Current: 62 Potential: 79 (Bungalow)
- Energy Performance Rating: D Current: 56 Potential: 89 (Cottage)

- Standard broadband with speeds of 23 Mbps is available (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

- 20x 440W solar panels generating 8kW with a 13.5kW Tesla Powerwall battery system.
- Electric charging point installed



The Situation

Accessed via a quiet rural single lane, Christmas Tree Farm is set in the charming semi-rural location of Hangersley, which sits just on the outskirts of Ringwood and is within the stunning New Forest National Park. The historic town of Ringwood boasts a comprehensive range of facilities, weekly markets, farmer markets, a selection of independent and high street shops, restaurants, popular supermarkets such as Waitrose, Sainsbury's and Lidl, two leisure centres including David Lloyd and a variety of excellent infant, junior, secondary schools along with being in close proximity to a range of independent schools. The New Forest offers over 10,000 acres of heath and woodland and is a haven for outdoor pursuits including cycling, walking and horse riding.

The property is very well connected:

- A couple of minutes from the A31 with direct routes South West or to London
- 10-15 minutes to Bournemouth with it's world famous beaches, train and bus stations
- 15 minutes to Christchurch
- 20 minutes to Poole
- 15 minutes to Southampton
- Airports at both Bournemouth and Southampton connecting to many European destinations

Directions

Leave Ringwood onto the A31 heading west, just before the In excess garden centre, turn left signposted Hangersley, continue down the road and then turn right and after a short distance you will come to the property on your right.

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 fitments, 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.



The Cottage

Recently refurbished, the adjoining cottage offers excellent versatility, making it ideal for multi-generational living or as guest accommodation. The property features a welcoming entrance hall with attractive quarry-tiled flooring, leading to a fitted kitchen complete with worktops, an electric oven and hob, space for a fridge/freezer, and a wall-mounted boiler. A bright, open-plan dining area with wood-effect flooring further enhances the sense of space and comfort. Stairs rise to the first floor, where you'll find a well-proportioned bedroom, complemented by a bathroom fitted with a modern three-piece suite.

Please note: Photos were taken prior to the space being used as a gym and home office.







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

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