

Linslade Cottage

Ringwood, BH24 3HY

SPENCERS



LINSLADE COTTAGE

RINGWOOD • HAMPSHIRE

Set within the stunning surroundings of the New Forest National Park, Linslade Cottage is a charming and spacious family home occupying a delightful, peaceful plot with wonderful woodland views. There is direct access into the open forest from the gardens, giving this home the perfect countryside retreat yet having the convenience of nearby shops at Poulner and Ringwood.

Ground Floor

Kitchen/Breakfast Room • Dining/Family Room • Sitting Room • Study • Utility • WC • Boiler House

First Floor

Three Bedrooms, one with En Suite Shower Room • Family Bathroom

Outside

Double Garage

£925,000

3 3 2





The Property

Sympathetically extended over the years, the cottage has recently undergone an extensive programme of improvements, both inside and externally and now offers a delightful very well presented home.

Impressive reception hall featuring an oak staircase and log burner/fireplace. The ground floor continues with a cosy, dual-aspect sitting room, complete with its own log burner, set on a flagstone hearth.

The generous kitchen/dining room is particularly impressive benefiting from lovely views to the front, rear and side aspects. The kitchen is fitted with a range of hand built antique pine units, with tiled work tops , built in wine rack , butlers sink, quarry-style tiled floors and a traditional Rayburn solid-fuel range cooker, creating a warm and welcoming heart to the home. Rear doors lead out into the private gardens.

The first floor provides three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from a private en-suite shower room, while the second bedroom also incorporates a shower cubicle, providing additional flexibility for family living or visiting guests.

Further benefits include oil-fired central heating, double glazing and newly fitted family bathroom and en-suite facilities.

Property Video

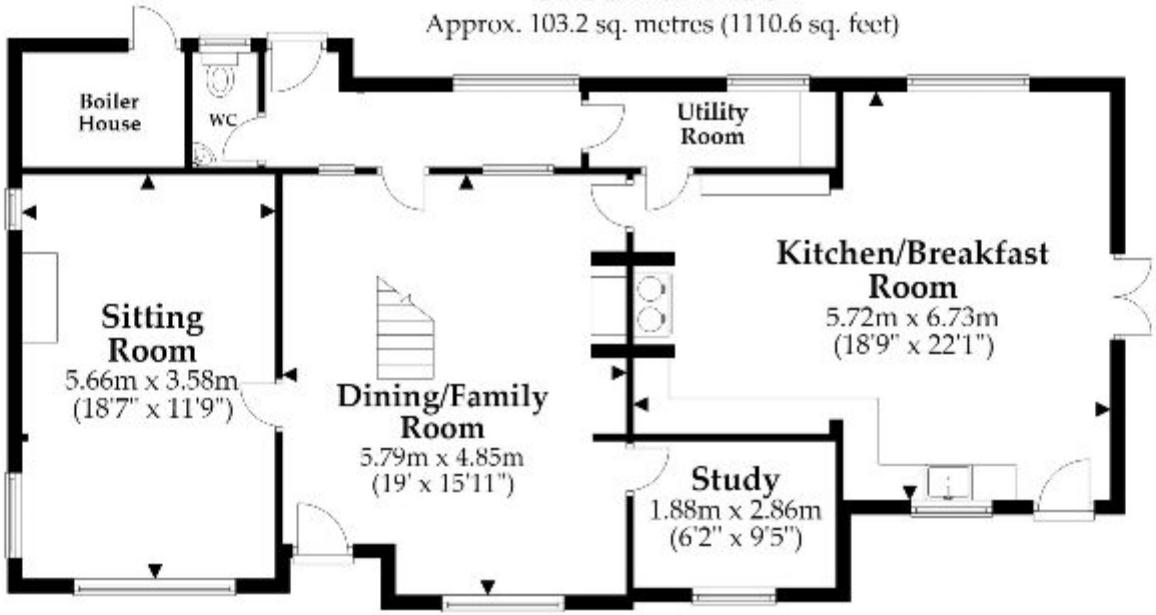
Point your camera at the QR code below to view our professionally produced video.





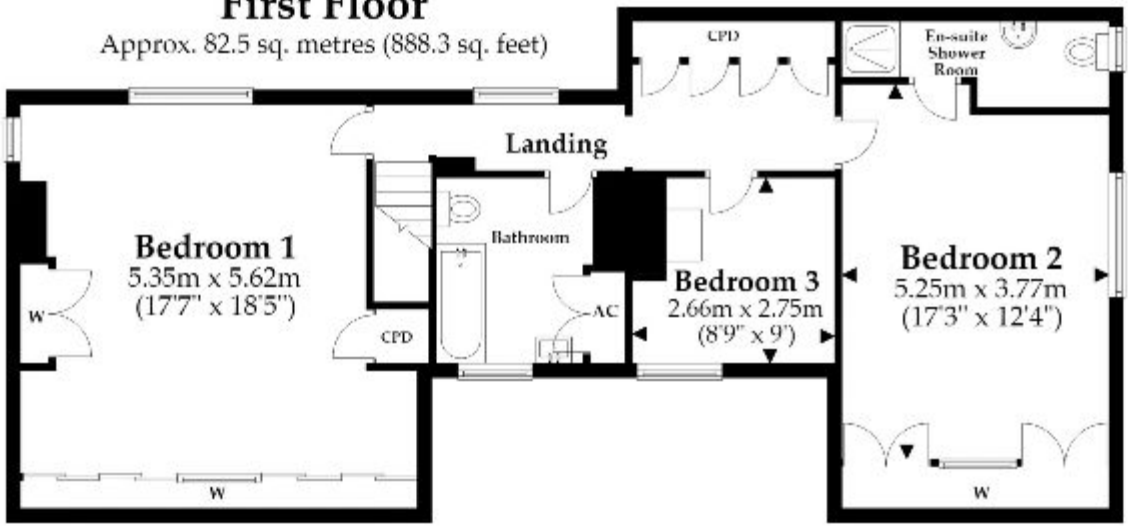
Ground Floor

Approx. 103.2 sq. metres (1110.6 sq. feet)



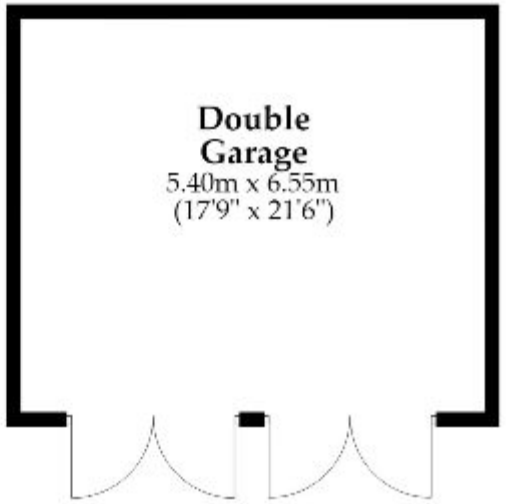
First Floor

Approx. 82.5 sq. metres (888.3 sq. feet)



Garage

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 221.1 sq. metres (2379.6 sq. feet)

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

LJT SURVEYING



















Grounds & Gardens

Outside, the gardens principally extend to the front and side of the property and are enclosed by fencing, with beautiful views extending across the surrounding forest and woodland. A pedestrian gate opens directly onto the New Forest, providing immediate access to miles of picturesque countryside, ideal for walking, running, cycling and riding.

The property is further complemented by an impressive oak-framed double garage, measuring approximately 6.5m x 5.4m. Equipped with power and lighting, the garage provides excellent additional storage and workspace, with two sets of opening doors and considerable versatility for a variety of uses.

Linslade Cottage represents a rare opportunity to acquire a home retaining much character with modern facilities in an enviable New Forest setting.

The Situation

Ringwood is an old market town which is positioned on the edge of the New Forest, yet is just ten minutes drive to the coast and also has easy access to the A31, with London, Southampton and Winchester in one direction and Bournemouth in the other. Ringwood is best known as the home of Ringwood Brewery , it is undergoing a re-identification. The old cattle market has been transformed into a stylish shopping quarter with names such as The White Company, 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, a new artisan bakery, and a variety of decent eateries such as Framptons and Prezzo. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted).

For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both with their airports are easily accessible.





Additional Information

Tenure: Freehold
Council Tax: G
Energy Performance Rating: E Current: 48 Potential: 66

Services: Mains Electric and water. Ask agent, private drainage
Heating: Oil Fired heating

Broadband: Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

Parking: Driveway and double garage

Conservation Area: Western Escarpment

Important Information

Spencers Property 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 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.



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