

Rivermead

Hale Road, Woodgreen, SP6 2AN

SPENCERS







Rivermead is a beautifully presented country home set in around 4.7 acres, offering the complete New Forest lifestyle, riverside living, a charming cottage and exceptional equestrian facilities. With landscaped gardens, comprehensive stabling, an arena and 450 metres of private River Avon frontage, the property combines rural tranquillity with everyday convenience, all framed by glorious Avon Valley views.

Guide Price £1,650,000

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The Property

Thoughtfully designed and beautifully maintained, the house makes the most of its outlook over the Avon Valley. The ground floor is light and open, featuring a bespoke kitchen/breakfast room, dining room, sitting room with dual fireplace and an oak-framed conservatory opening onto the terrace. A practical utility room and WC complete the downstairs accommodation. Upstairs, the principal suite includes dressing area, fitted wardrobes and en suite, complemented by two further bedrooms and a family bathroom. All bedrooms benefit from glorious Avon Valley views.

FLOOR PLAN



Total area: approx. 433.3 sq. metres (4663.5 sq. feet)

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













Grounds & Gardens

Rivermead is approached through electric gates to a graveled driveway with ample parking. The formal gardens are laid to lawn with flower borders, terraces and a tributary stream running to the Avon. Beyond, the paddocks are enclosed by post-and-rail fencing, providing an ideal setting for horses or livestock.

The equestrian facilities are particularly impressive, with a block of three loose boxes, a tack room, feed store and workshop. A large, well-constructed arena (60ft x 120ft) provides excellent riding and schooling space, complemented by mobile field shelters and secure paddocks. There is also running hot water and trace heating. Together these facilities create a first-class equestrian package rarely found in such a riverside setting.

The property's southern boundary is formed by the River Avon, where some 450 metres of single-bank frontage is enjoyed with sole fishing rights. The gently sloping lawns run down to the water's edge, creating a tranquil and picturesque feature that is both practical and immensely appealing.

Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road and continue straight, passing through Fordingbridge. As you approach the village of Breamore, turn right onto Woodgreen Road. Drive past the Horse and Groom pub, then join Hale Road. Continue along this road for approximately half a mile, and you will find the property on the left hand side.





The Cottage

Adjacent to the house is a charming, one bedroom cottage, with its own entrance and terrace. The accommodation includes sitting room, kitchen, utility, cloakroom, double bedroom and bathroom. Perfect for guests, extended family or use as a holiday letting.

Energy Performance Rating: F Current: 25F Potential: 42E

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Services

- Tenure: Freehold
- Energy Performance Rating: F Current: 33F Potential: 60D
- Council Tax Band: G
- Mains electric and water
- LPG/Oil heating
- Private drainage
- Superfast download speeds of up to 47 Mbps (Ofcom)
- Mobile coverage good

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).

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 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 pointwhich is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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

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