





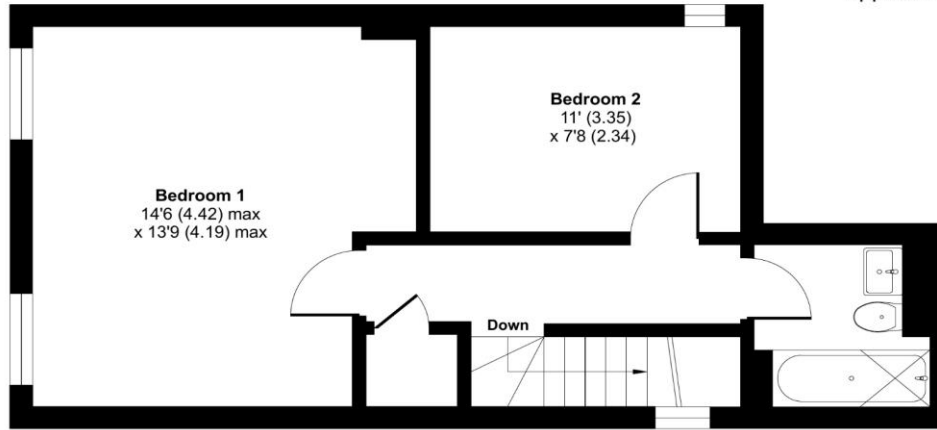
ACCOMMODATION

Forest View is a superb conversion of an historic farmhouse and courtyard into 11 one and two-bedroom houses. The original farmhouse was adapted and extended in 1855 and was mostly rebuilt following a fire in 1868 and became known as The Hants Reformatory for Boys. All of the houses have been rebuilt with quality fixtures and fittings, including fully fitted kitchens, bathrooms and flooring. All of the character windows have been carefully replaced with aluminium leaded windows. These houses are perfect for a multitude of purposes from holiday homes, downsizers, first-time buyers and everyone in between. The development itself sits in a countryside location and is within easy reach of all major routes, including Junction 2 of the M27. The local public house, The White Horse, is a traditional British pub serving hearty fare and is within walking distance. The properties are set within an attractive landscape of pasture and woodland. Plot 7 – This terraced house consists of a contemporary open plan kitchen/sitting room with a sleek range of soft close drawers and doors, integrated appliances with luxury Vinyl flooring, designer radiators and modern lighting. A convenient downstairs cloakroom completes the ground floor. Upstairs, the first floor continues to impress with two double bedrooms, both served by a lovely bathroom boasting luxury tiled walls and floors.



Approximate Area = 843 sq ft / 78.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		107
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1038968



SITUATION

Netley Marsh lies within the New Forest National Park, which is a protected area of natural beauty and wildlife. The park covers about 220 square miles of heathland, woodland, grassland, and wetland. It is home to many rare and endangered species of plants and animals, such as deer, ponies, birds, reptiles, and insects. The park also has a rich cultural heritage, with many historic buildings, monuments, and traditions. Netley Marsh is a village and civil parish in Hampshire that has a lot to offer to anyone interested in history, nature, or culture. It has a fascinating past that includes a legendary battle between the Anglo-Saxons and the Britons in 508. It has a beautiful location within the New Forest National Park, which is a haven for wildlife and scenery. It has a lively culture that showcases steam engines and crafts at its annual show and supports development projects in Africa through its charity Tools for Self Reliance. Netley Marsh is an example of how a small village can have a big impact on its surroundings and beyond.



SPECIFICATION

- Superb historic farmhouse and courtyard conversion
- Countryside location
- 11 one and two-bedroom houses
- Quality fixtures and fittings
- Contemporary open plan kitchen/sitting room with integrated appliances, luxury Vinyl flooring, designer radiators and modern lighting
- Downstairs cloakroom
- Two double bedrooms
- Modern family bathroom
- Outside space
- One allocated parking space plus visitor parking

LOCAL AUTHORITY

New Forest District Council
Council Tax Band: Not Yet Available

GUIDE PRICE

Asking Price £350,000

TENURE

Freehold

Annual Estate Management Charge: TBC

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.