



Forest View, Ringwood Road, Woodlands, Hampshire, SO40 7HT



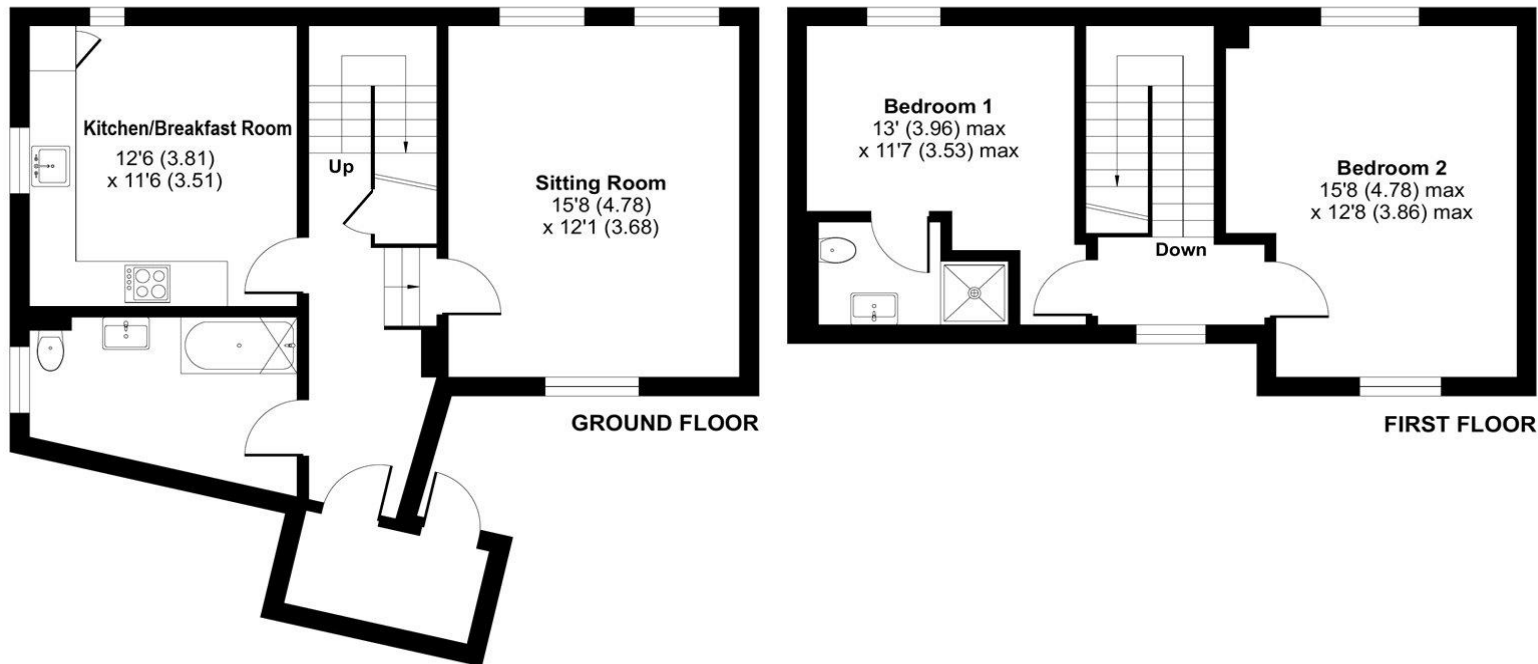
ACCOMMODATION

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. Plot 10 - This terraced house is a great purchase for a first buy and consists of a modern kitchen/breakfast room with a sleek range of soft close drawers and doors, complementing worksurfaces and integrated appliances and luxury Vinyl flooring. A lovely sitting room and a luxurious family bathroom, with tiled walls and floor, complete the ground floor accommodation. Upstairs are two good-sized double bedrooms, with the principal suite boasting a modern en-suite shower room.

Disclaimer: external photos have been digitally enhanced

Approximate Area = 1021 sq ft / 94.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		110
(81-91)	B		
(69-80)	C	77	
(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: 1038972



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 kitchen/breakfast room with integrated appliances and luxury Vinyl flooring
- Generous sitting room with designer radiators and modern lighting
- Two double bedrooms
- En-suite shower room to principal bedroom
- 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 £425,000

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.