

THE SPINNEY

LINWOOD • RINGWOOD • HAMPSHIRE • BH24 3QX



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A SMALL ESTATE IN A TRULY EXCEPTIONAL NEW FOREST LOCATION

ACCOMMODATION

Entrance hall • Drawing room • Library/study • Kitchen/dining room • Conservatory • Laundry room
Boot room • Utility room

Principal bedroom with en suite bathroom • 3 further bedrooms and attic room • Family bathroom

Double bay barn, stabling with kitchen & cloakroom • Offices/studios with bathroom

Formal Gardens, Paddocks and Woodland
Tennis Court & Swimming pool • Double open bay garage

In all about 12.12 acres

EPC = E



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SITUATION

The Spinney occupies a superb location on the edge of the village of Linwood in the New Forest. The property enjoys uninterrupted views of the Forest with direct access to its superb walking and riding over thousands of acres of moor, heath and woodland. There are two popular public houses, The Red Shoot Inn and the High Corner Inn both within easy reach. Despite the house being 'off the beaten track', road communications are excellent as the A31 dual-carriageway bisects the New Forest and leads directly onto the M27, which links with the M3 for Winchester and London. Southampton and Bournemouth are approximately 16 and 15 miles respectively.

For boating enthusiasts various south coast centres are within a reasonable driving distance, notably at Poole, Christchurch

and Lymington. The market town of Ringwood is just 5.5 miles and has an excellent range of facilities including, shops, supermarkets (including Waitrose), pubs and restaurants. Rail links to London from both Southampton (1 hour 11 mins to Waterloo) and Brockenhurst (approximately 1 hour 40 minutes to London Waterloo).

DESCRIPTION

The Spinney is situated in a truly exceptional position within The New Forest National Park at the end of a forest track with direct access and views onto the forest.

The property is approached through a five bar gate, over a cattle grid, leading to a long driveway which terminates to the rear of the property. A wooden gate through a brick wall leads to a path through the cottage gardens to the front door.

The house is approached via a welcoming reception hall, with a door through to the kitchen/dining room and a further door through to the large drawing room. The drawing room is triple aspect with a bay window that looks out over the front gardens and a large central feature fireplace beyond which is a library/study area which has been beautifully fitted with bespoke joinery. The kitchen/dining room is beautifully appointed with a range of fitted units with granite work surfaces over and built in appliances including an Aga and a separate oven. There is a large area for dining and significant sitting area with doors that lead through to the large conservatory. Beyond the kitchen is a laundry room, boot room and utility room, a cloakroom completes the ground floor accommodation. The first floor is approached over a large landing which has access to all bedrooms. The principal bedroom is an excellent size with a large luxuriously





appointed bathroom, views in the principal bedroom are outstanding over the gardens and across The New Forest. There are three further bedrooms one of which has an attic room and a family bathroom.

OUTSIDE

The property is approached over a long gravel driveway which leads to the main house with a spur leading off to the barns and stabling, the driveway terminates to the rear of the house next to a double open bay garage. The large double bay barn has two adjoining stores, to the rear of which are two stables and a kitchen with cloakroom. The stabling courtyard is covered creating a passage which links the office/studio building to the rear. There are two large offices with an adjoining and beautifully appointed bathroom.

The gardens and grounds to the property are substantial amounting to approximately 12.12 acres of woodland, paddocks and formal gardens. The formal gardens are beautifully tended with outstanding views across New Forest parkland and stocked with a wide variety of maturing shrubs and plants creating an idyllic setting for a property of this calibre. There is an attractive terrace on the south western side of the house which connects through to the swimming pool area, perfect for entertaining and enjoying this wonderfully peaceful position. There are woodland walks through the grounds and towards the barn can be found the tennis court.

TENURE

Freehold.

SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating.

OUTGOINGS

Council Tax: Band H.

LOCAL AUTHORITY

New Forest District Council.

ACCOMMODATION

See floor plans.





ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.





The Spinney, Linwood, Ringwood BH24 3QX

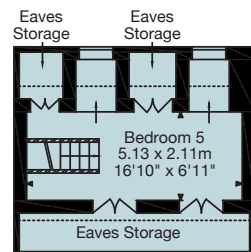
Gross Internal Area (Approx)

Main House 263 sq m / 2,827 sq ft

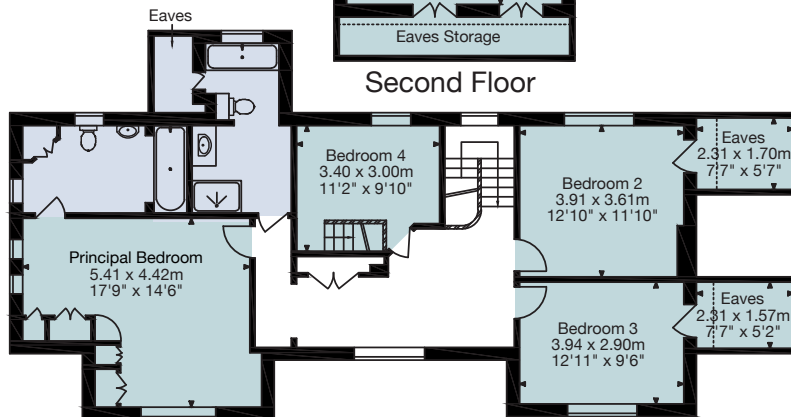
Outbuilding 198 sq m / 2,130 sq ft

Carport 37 sq m / 395 sq ft

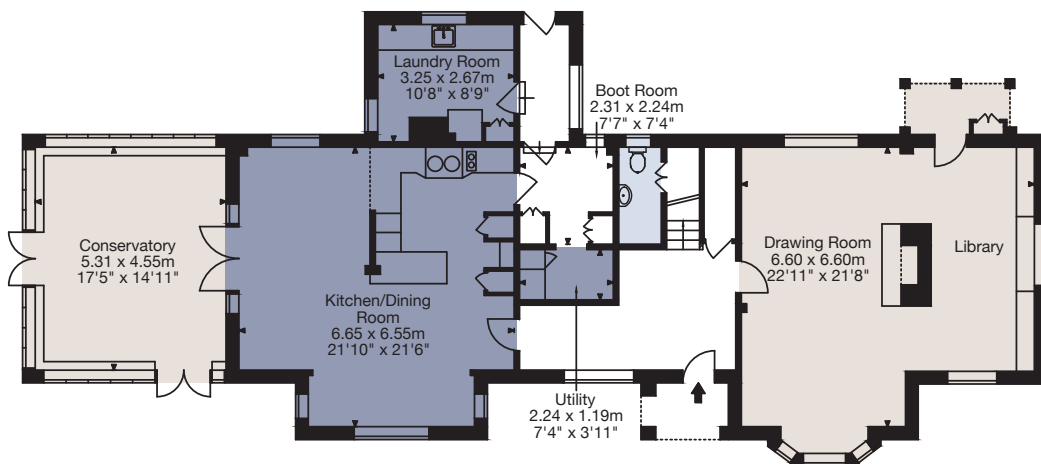
Total Area 498 sq m / 5,352 sq ft



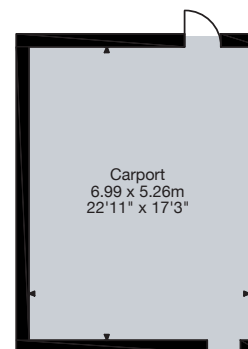
Second Floor



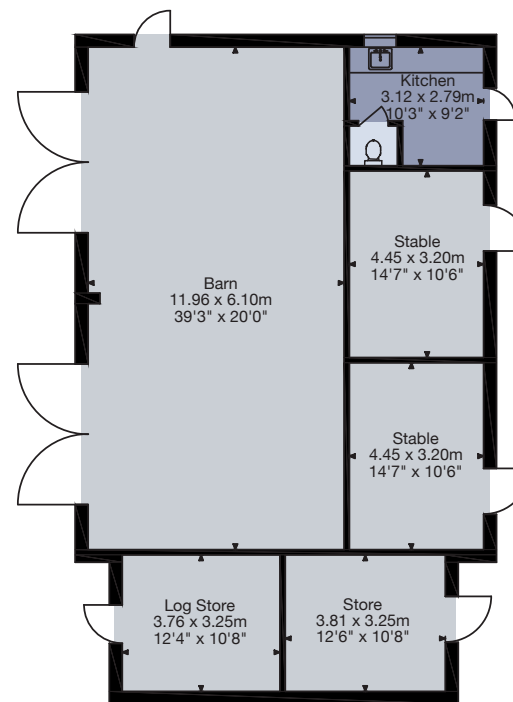
First Floor



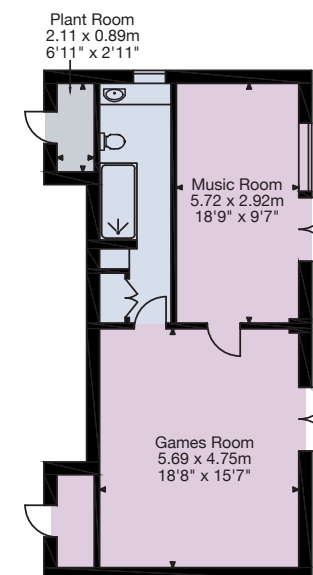
Ground Floor



Carport

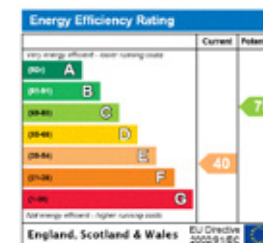


Outbuilding



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