



**HEARNES**  
WHERE SERVICE COUNTS

# Crow, Ringwood, Hampshire, BH24 3EY

## FREEHOLD

**AVAILABLE WITH NO FORWARD CHAIN** – A truly wonderful detached executive style home nestled within one of Ringwood’s most sought-after locations, extending to approximately 3,400 sq. ft of living space together with a stunning indoor swimming pool complex. A range of additional outbuildings, wonderful countryside views and park like gardens are just a few of the properties outstanding features. The property was constructed in 1968 in a traditional style and more recently extended and upgraded by the current owners. One of the more relevant upgrades has been making the property as cost effective as possible, the pool is run on air source heat pump and the whole property benefits from solar panels which have a further 13 years (approx.) remaining on the lease returning 45p per kilowatt hour and substantially reducing the outgoings. Further information on this is available upon request. An entrance porch with Victorian tiles opens into a reception hall leading through to the kitchen/breakfast room, dining room, sitting room and cloakroom. Underfloor heating runs from the hallway through to the kitchen and sitting room.

The impressive, triple aspect kitchen/breakfast room benefits from views over the surrounding grounds and French doors opening onto a covered terrace area. The kitchen area has been comprehensively fitted with a bespoke range of solid wood units, a large central island unit, granite work surfaces and ceramic flooring. Integrated appliances include a two stove AGA, induction hob, a DeDietrich double oven, a dishwasher and a pull out larder. Within the kitchen, there is also room for an American-style fridge/freezer. This excellent room is complimented by a seating area formed around an inviting log-burning stove.

The sitting room is set centrally within the house and provides access to the snug, garden room and an inner hallway leading through to the utility room and magnificent family room. This superb space extends to over 30 feet and enjoys a double aspect, with a large central fireplace and two sets of French doors opening into the inner courtyard.

To the first floor, a large landing area links to the double aspect main bedroom with en-suite bathroom, guest bedroom with en-suite shower room, two additional bedrooms and a family bathroom.

The property now has lapsed planning to create a further bedroom in the loft space which would have fantastic panoramic views of the surrounding fields.

NB. The family room offers options for various uses, including multi-generational living and could be reconfigured to accommodate personal requirements. The two points of access also lend themselves to this purpose.

**Outside:** The property benefits from two separate access points with electronically operated gates opening onto two separate areas of driveway, providing off road parking and access to the double garages.

The beautifully appointed gardens are predominantly laid to level lawn and feature a unique Japanese teahouse (currently set up as a work shed) and delightful views across the adjoining fields and countryside. Set within the grounds is the superb indoor pool complex with aluminium bi-folding doors opening onto the main area of the garden. The pool reaches a consistent 1.5m depth and is heated by an air source heat pump, generated by energy-saving solar panels. The complex includes a gym area along with a changing room, which leads via double doors to the apple orchard. A separate outbuilding provides a, contemporary, recently converted games room which could double up as a home office if required. In total, the grounds attributed to the property extend to almost an acre and enjoy a pleasant, southerly aspect.

**Local Authority: New Forest**

**Council Tax Band: G**

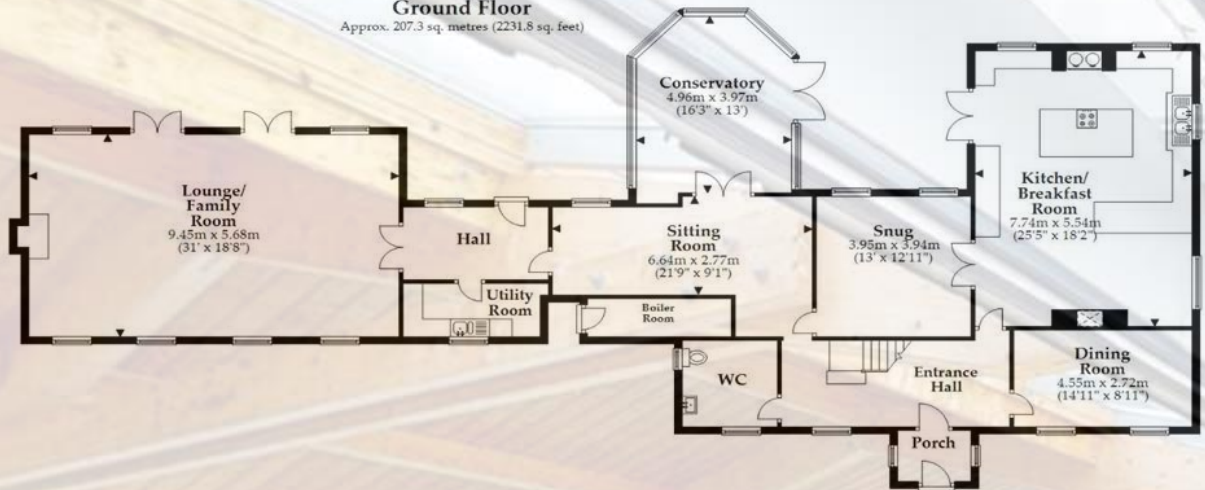
**Energy Performance Certificate (EPC): Rating C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





**Ground Floor**  
Approx. 207.3 sq. metres (2231.8 sq. feet)



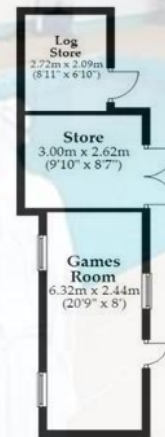
**First Floor**  
Approx. 106.2 sq. metres (1142.6 sq. feet)



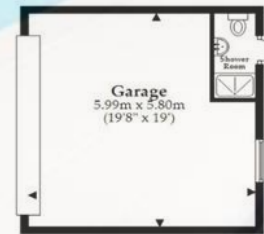
**Outbuilding**  
Approx. 173.6 sq. metres (1868.8 sq. feet)



**Outbuilding**  
Approx. 29.4 sq. metres (316.6 sq. feet)



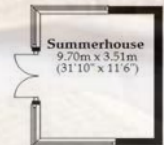
**Outbuilding Ground Floor**  
Approx. 34.7 sq. metres (374.0 sq. feet)



**Outbuilding First Floor**  
Approx. 25.6 sq. metres (275.5 sq. feet)



**Outbuilding**  
Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 610.9 sq. metres (6575.2 sq. feet)  
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





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[www.hearnes.com](http://www.hearnes.com)

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: [ringwood@hearnes.com](mailto:ringwood@hearnes.com)

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