

**Little Forest, Lower Densome Wood,**  
**Woodgreen, Fordingbridge, SP6 2BE**







# Offers In Excess Of: £900,000

This beautifully presented and maintained detached bungalow has been sympathetically renovated to a high specification by the current owners. Providing modern living throughout, with a top of the range Wren kitchen and a spacious principal bedroom with bi-folding doors and a luxury en-suite shower room. Both rooms leading out to the terrace and offer picturesque views over the rear garden and far reaching landscape beyond. This delightful home is privately nestled within the beautiful village of Woodgreen with New Forest walks off the doorstep and is just a short distance from a charming traditional country pub, The Horse and Groom, the village shop and Post Office.

 2  4  3  Multiple Vehicles

- Three/Four Double Bedroom Bungalow
- Top of the Range Wren Kitchen with Central Island
- Luxurious Primary Bedroom with Bi-fold Door and En Suite
- Recently Fitted Luxury Carpets and Underlay
- Flat Plate Chrome Screwless Electrical Sockets and Switches
- Landscaped Rear Garden with Raised Terrace
- Far Reaching Views Over Fields
- Envious New Forest Village Location
- Short Walk to Country Pub and Farm Shop

## **Entrance Hallway**

Before entering the property a tiled step and storm porch provide cover, and is fitted with an up and down wall light. The composite front door provides access into the bright and airy hallway which has been laid with an ivory stone porcelain tile. There is space for a console unit if required and there is a feature alcove space with built in glass shelving, a mirrored back drop and L.E.D lighting above. The hallway provides access to the kitchen, utility room, family bathroom and all four bedrooms and features a built in cupboard for linen and a ceiling hatch which provides access to the loft. The wall mounted HIVE heating thermostat is located in the hallway and can be controlled remotely via a tablet or smart phone.

## **Kitchen/Breakfast Room**

The high specification Wren

kitchen is fitted with a comprehensive range of high gloss handleless soft close floor and wall units, featuring deep pan drawers, two full height larder cupboards with built in shelving and pull out drawers, a pull out corner carousel unit, integral bin storage and wall mounted display units. The kitchen and central island have been fitted with Quartz granite worktops, upstands and window sills with the island featuring ambient undercounter lighting and a breakfast bar which has space for two stools. An inset Blanco stainless steel sink and a half with a mixer tap is located below a window which has views out to the rear garden and landscape, and a Neff five ring induction hob is located within the island. Appliances include a built in Bosch dishwasher and full length fridge, full length Neff freezer and a Neff hide and slide mid-height oven, combination oven/grill/microwave with a warming drawer below and an undercounter CDA dual zone wine

cooler. The flooring in the kitchen is laid with a slate effect Kardean tile and a UPVC glazed personnel door provides direct access to the raised terrace patio and rear garden, allowing the kitchen to flow seamlessly with the outdoor space for alfresco dining.

## **Utility Room**

The separate utility room is accessed via the hallway and is fitted with a range of shaker style floor and wall units with an additional display cabinet and features a contrasting work surface with a stainless steel sink and half with drainer and mixer tap. There is space and plumbing for an under counter washing machine and tumble dryer, and the Hague water softener is housed within a floor cupboard. A full height cupboard provides space for coats and shoes and a personnel door provides access to the terrace. The wall mounted, hardwired, Bluetooth E50 Systemline control panel is located

within the utility and controls the outside entertainment PA system.

## **Sitting Room**

The triple aspect sitting room enjoys wonderful views to the front garden via the floor to ceiling window and views over the rear garden through the French doors and conservatory. The spacious sitting room has ample space for two sofa suites and there is provision for a wall mounted TV.

## **Conservatory**

The conservatory is currently utilised as a formal dining room and is the perfect space to relax and enjoy the beautiful landscaped garden and views beyond. The conservatory has been fitted with U.V film on the roof and windows and benefits from a wall mounted electric heater. The room features an open brick wall, wrap around

windows and French doors lead to the patio area.

## **Bedroom 1 and En Suite**

The spacious primary bedroom is located to the rear of the property and provides an extremely comfortable and luxurious feel and is fitted with Sharps built-in cupboards with rails and lighting above and 3m bi-folding doors, with remote control blinds, which open out onto the raised terrace. The bedroom has ample room for a king or queen size bed and freestanding furniture.

The fully tiled en-suite shower room features a large walk in shower cubicle with a rainfall shower head and separate attachment with mixer tap valves, low-level WC, wash hand basin with a mixer tap and vanity unit below, illuminated mirror and shaving point above and a wall hung towel rail.



## **Bedroom 2 & En Suite**

Bedroom two is located to the front of the property with views over the garden and wooded backdrop. Another spacious double bedroom with ample room for king or queen size bed and freestanding furniture. Also benefitting from an en-suite shower room with tiled floors, a walk in shower cubicle, low-level WC, wash hand basin and pedestal with a mixer tap, tiled splashback and shaving point over and a window which has an aspect over the rear garden.

## **Bedroom 3**

Also located to the front aspect, a smaller double bedroom or large single.

## **Bedroom 4/Study**

Accessed via the entrance hallway and separate from the other three bedrooms. Bedroom four also has an aspect to the front and is currently utilised as

a bespoke home office which is fitted with a range of wood effect Sharps floor units/cabinets and tall wall cupboard with a contrasting worktop/desk and is finished with a natural engineered oak flooring.

## **Family Bathroom**

The family bathroom is enclosed with tiled floors and walls and comprises a low-level WC, wash hand basin and pedestal with a mixer tap, panelled bath with a mixer tap and a wall hung towel rail.

## **Garage/Workshop/Log Store**

The detached double garage is split into three sections to include a single garage with an electric aluminium roller door and has power and lighting within. A store room which also features a matching roller door to the front and the workshop/log store is located to the rear and is accessed by a side door. The

workshop is fitted with work benches and multiple electrical sockets. To the rear of the garage there is a garden shed and hardstanding for additional storage.

## **Externally**

The property is approached via a five bar gate which opens onto the sweeping driveway and provides off road parking for multiple vehicles with ample space to turn. The front garden has an area laid to lawn which has been planted with crocus, snowdrops and bluebells and creates a wonderful setting. An additional parking bay is located to the front and is enclosed with post and rail fencing. There are two side gates which provide access to the rear garden.

The mature rear garden has been beautifully landscaped to include a tiered sandstone terrace area to capture the stunning views. The terrace is located directly off the rear of the property so it can be

easily accessed via the principle bedroom, kitchen, utility and conservatory, to allow the feeling of inside-outside living and creates a wonderful outdoor entertainment area, featuring a PA outdoor speaker system. Meandering gravelled pathways lead through the well-stocked garden to the quaint pond with a water fountain and a wooden bridge over the babbling stream, creating a peaceful and tranquil setting. Also, featuring an additional water feature and compost area at the rear of the garden. The garden itself is mainly laid to lawn with established hedge and fenced borders to provide privacy and seclusion.

## **Additional Features**

\*Services - Drainage Private.

\*Heating Gas – Underground telemetry gas tank is located in the front garden.

\*Available download speeds of up

to 35 Mbps (superfast).

\*Pressurised Worcester Bosch boiler, located in the loft.

\*The spacious loft has a pull down ladder and is boarded throughout the centre and benefits from power and lighting and has natural light via two Velux windows.

\*The roof was fully replaced approx 2012.

\*Eight external waterproof electrical sockets front and rear.

\*The gravel track is privately owned by three individuals. There is a mutual agreement that the local residents maintain the track on an 'as and when' and pay for additional gravel and for the track to be graded, nominal cost typically once a year.



## Location

The property is situated in the picturesque New Forest village of Woodgreen, located within the idyllic and unspoilt 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 to London (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).

## Directions

From Ringwood, join the A338 heading north towards Fordingbridge and Salisbury. Continue for approximately 10 miles and upon reaching Breamore you will see a signpost for Woodgreen, turn right and proceed over the bridge. Immediately after the Horse and Groom Public House, turn right and continue up the hill, at the crossroads you will see a post box, turn left, opposite Brook Lane. Continue down the gravel track, at the fork where you will see a totem pole and sign post for 'Little Forest', bear left here and the property can be found on your left-hand side at the bottom of the hill.

\*Viewing is highly recommended to appreciate the attention to detail within this New Forest home\*

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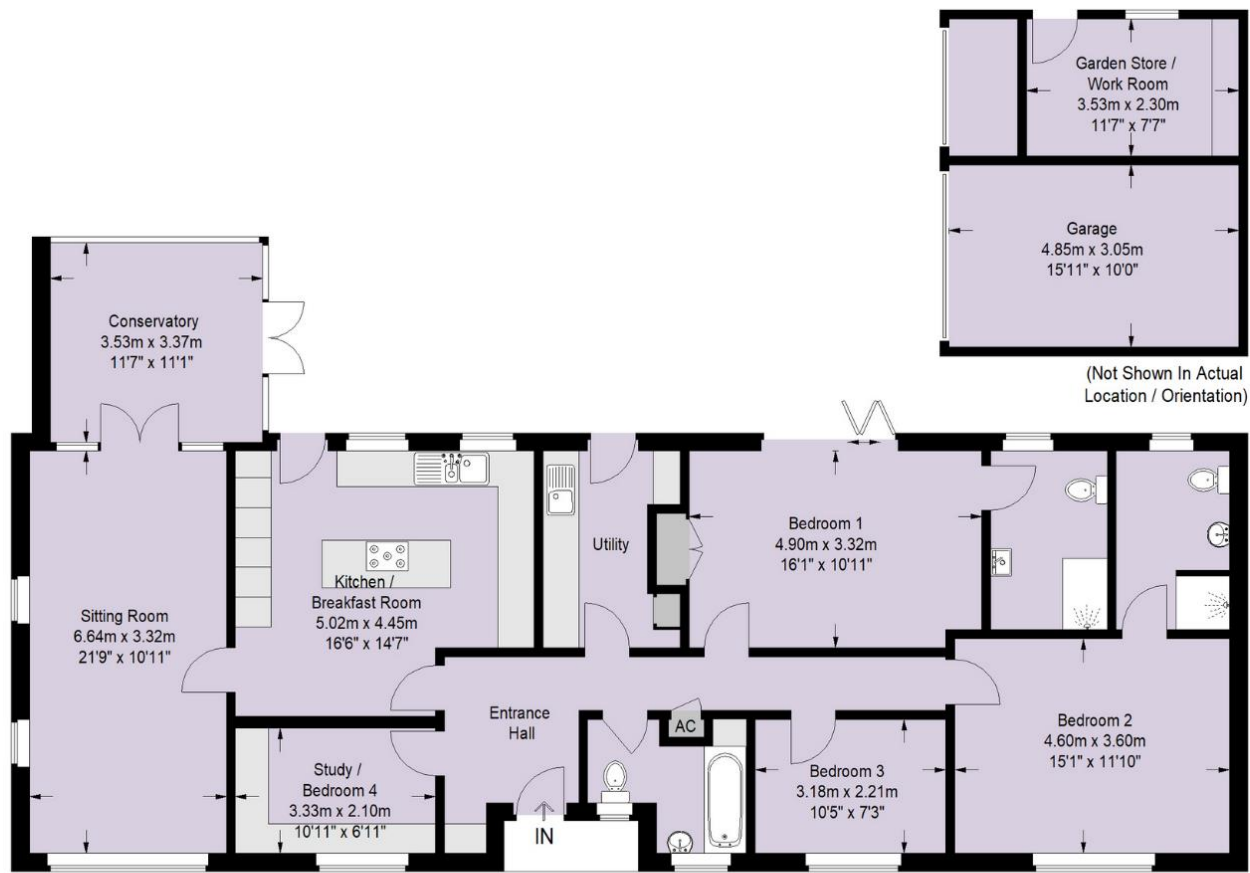




MEYERS  
MOVING BEYOND EXPECTATIONS







(Not Shown In Actual Location / Orientation)

PARKING:

**LITTLE FOREST  
WOODGREEN  
SP6**



APPROXIMATE AREAS	
GROUND FLOOR AREA	1579 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	1866 SQ FT
COUNCIL TAX	E
EPC RATING	E
APPROXIMATE UTILITY COSTS	

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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