

Sundial Cottage,
Crow, Ringwood, BH24 3DH





MEYERS
MOVING BEYOND EXPECTATIONS



MEYERS
MOVING BEYOND EXPECTATIONS



MEYERS
MOVING BEYOND EXPECTATIONS



MEYERS
MOVING BEYOND EXPECTATIONS

Guide Price: £785,000

Possibly one of the prettiest and well maintained 18th Century Cottages within the Ringwood area, with a wealth of history and original features, Sundial Cottage has been home to the present owner for 34 years and has been sensitively renovated and improved to a first class standard and enjoys lovely views to the front and rear aspect. Comprising four bedrooms and a bathroom on the first floor, with bright and airy semi open plan living on the ground floor with a recently fitted kitchen and walk in pantry, garden room, utility/boot room and ground floor shower room. Located within the highly desirable semi-rural hamlet of Crow and with rural walks off the doorstep through a conservation area, owned by the charity, RACE.

 3  4  2  Multiple Vehicles

- Four Double Detached Cottage
- High Specification Kitchen and Walk in Pantry
- Views to all Four Bedrooms
- Exceptionally Maintained and Presented
- Original Inglenook Fire Place with Log Burner
- Stripped Back Original Beams
- Semi Open Plan Living Space
- Outbuildings and Established front and rear Gardens
- Short Walk to Country Pub and Farm Shop

Entrance Porch

A composite front door leads into a porch area which provides an area for coats and in turn leads into the semi-open plan living space where you are immediately greeted with the charm and character of the cottage.

Sitting/Dining Room

The sitting and dining room entwines perfectly to provide a cosy and comfortable space with modern day open plan living. The sitting room features a wonderful inglenook brick fire place with a log burning stove, there is ample space for two sofa suites with views to the front and paddocks beyond. The dining area has an inset gas fire place, space for a six seater table and chairs and a snug area with a cast iron feature fire. Flooring throughout the ground floor accommodation has been laid with attractive Amtico wood block style flooring.

Garden Room

From the sitting room, an opening provides access to the garden room/snug which makes the perfect space for an additional sitting room or an internal home office. There are lovely views to the front and over the adjacent paddock and UPVC French doors provides access and views over the rear garden.

Kitchen/Breakfast Room

The high specification shaker style kitchen was fitted circa 2015 and is located to the rear of the property with views over the garden and features a vaulted ceiling and walk in pantry. The quality hand painted kitchen has a range of floor and wall units with a contrasting Bianco Massa Quartz worksurfaces, upstands and window sill with an inset Butler sink and mixer tap over. There is ample storage with an additional dresser style cabinetry unit to house glassware and plates and

houses the combination wall mounted Vaillant boiler. John Lewis appliances within the kitchen include an integral dishwasher, mid height combination microwave and single oven, plus a double oven and a four ring electric hob. There is space within the pantry for a free standing fridge/freezer and space within the kitchen for a breakfast table.

Utility/Boot Room

A door leads into the separate utility/boot room which offers further storage space and has plumbing for a freestanding washing machine and tumble dryer, and benefits from an additional Butler sink with a mixer tap and wall mounted towel rail. A UPVC composite stable door gives access to the rear garden from here.

Ground Floor Shower and Cloakroom

The current owner upgraded the ground floor shower and cloakroom

circa 2022 to provide a modern walk in shower/wet room enclosure with a rainfall shower head and separate attachment with mixer valves, enclosed with Aqua board panels, a low level WC, wash hand basin with a mixer tap and vanity storage unit below and illuminated mirror over and towel rail.

First Floor Landing

Stairs rise from an inner hallway off the sitting room to the first floor landing which has a bespoke "Sundial" stained glass window and provides access to all four bedrooms and the bathroom.

Bedroom 1

The primary bedroom has an aspect to the front of the property and has space for double bed and freestanding furniture.

Bedroom 2

Accessed from the Jack and Jill

style bathroom. Bedroom two was constructed, along with the garden room below circa 2000, with the vaulted ceiling, open beams and Velux window additions circa 2019. This bright and airy room enjoys a spectacular views over the paddocks from the bed and benefits from an alcove style wardrobe which has the possibility of providing access to bedroom one, creating a primary suite with a dressing area and en suite bathroom.

Bedroom 3

Bedroom three is also located to the front of the property, another double bedroom with a fitted wardrobe and shelving within for linen.

Bedroom 4

A smaller double or large single bedroom with a fitted wardrobe and an aspect over the rear garden.

Family Bathroom

The traditional style family bathroom serves all four bedrooms with bedroom two as an en suite. The beautifully fitted bathroom comprises a freestanding claw bath with traditional style taps and hand held shower attachment, situated below a window to enjoy the garden views, a basin with pedestal and traditional taps and a low level WC and cistern.

Stable/Potential Office

In 2011 the stable and tack room were constructed. The stable benefitting from a door to the front onto hardstanding and a door to the side, this room could make an ideal work shop/garage or could be converted to a work from home space or ancillary accommodation subject to the necessary building regs and planning consent.

Tack Room/Potential Studio and Log Store

The tack room offers a great additional storage space, has power and lighting within and a door to the side - a multipurpose space to suit. The log store is located off the rear of the tack room.

Externally

The property is approached via two gravel drive ways with an established central raised shrub border and paths to the front door. To one side there is a gravel drive and a five bar double opening gate leading onto a hardstanding which provides parking for two/three vehicles with an additional gravelled parking bay in front of lean to hay barn/storage shed. A pedestrian gate also leads onto the hardstanding and an additional side gate provides access to the rear garden.

The mature rear garden has been beautifully maintained over the years with a gravelled seating area directly off the back of the property for alfresco dining and entertaining with a centralised lawn, raised vegetable beds, a cottage style garden enclosed with box hedging and additional seating area for the afternoon/evening sun next to the picket fence and gate which provides access to a small wooden bridge over a stream to the wild garden and two garden sheds. The garden itself is secluded and enclosed with fencing.

Property History

Sundial Cottage is believed to have been built between 1690 and 1707 (not listed). A family from the Isle Of Wight are registered as having resided here with their seven children!! The beams are thought to have come from Bucklers Hard and are believed to have originally been part of the Spanish Armada. It is

also believed to have been a fugitives cottage with links to Lady Alice Lisle and was formerly a glove shop in the early part of the 20th Century.

Key Facts

- * Purchased in July 1990 – A three Bedroom Cottage.
- * Double Storey Side Extension Built to include the Garden Room and Bedroom above – circa 2000.
- * Kitchen and Utility Room Extension in 2015.
- * Log Burner installation and Beams stripped in 2016.
- * Stable, Tack Room and Log Store built in 2013.
- * Sitting and Dining Room alterations and Bedroom Vaulted Ceiling and Velux Window in 2018.
- * Ground Floor Shower Room

WC installed in 2022.

- * Acoustic Double Glazed UPVC Windows and Doors fitted in 2022.
- * The Roof was fully replaced in 2023.
- * Vaillant Gas Combi Boiler fitted 2012
- * Services – Private Drainage. Sewage treatment plant fitted 2023 with the old septic tank removed.

Tenure Freehold – Not Listed
EPC D
COUNCIL TAX E
COUNCIL New Forest National Park



Location

The property is a traditional New Forest cottage set in the picturesque hamlet of Crow, located on the edge of Ringwood, near to the New Forest, offering thousands of acres of natural heath and woodland, providing some of the best riding landscape in the country. Nearby are the scenic Hightown lakes, Crow Farm shop, Aivly Country Store and popular Elm Tree public house and restaurant. Conveniently located within good school catchments the property is within walking distance to Ringwood Town centre. A popular and bustling market town, Ringwood is located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and within the family friendly New Forest National park.

Directions

Exit Ringwood along the Christchurch Road; continue straight ahead at the two roundabouts and past David Lloyd leisure centre. Immediately after the petrol station, turn left into Moortown Lane. After passing Crow Lane on your left, proceed for approximately a quarter of a mile and the entrance to the property can be found on your left.

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

Dan Godwin 07921 630833 | dan.g@meyersstates.com

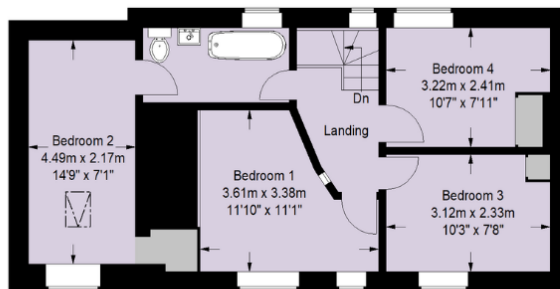
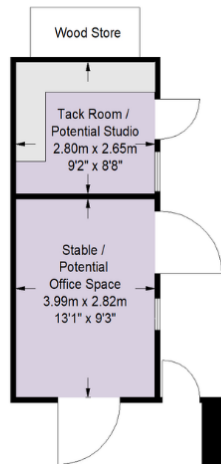
Patrick Hester 07581 253269 | patrick.h@meyersstates.com



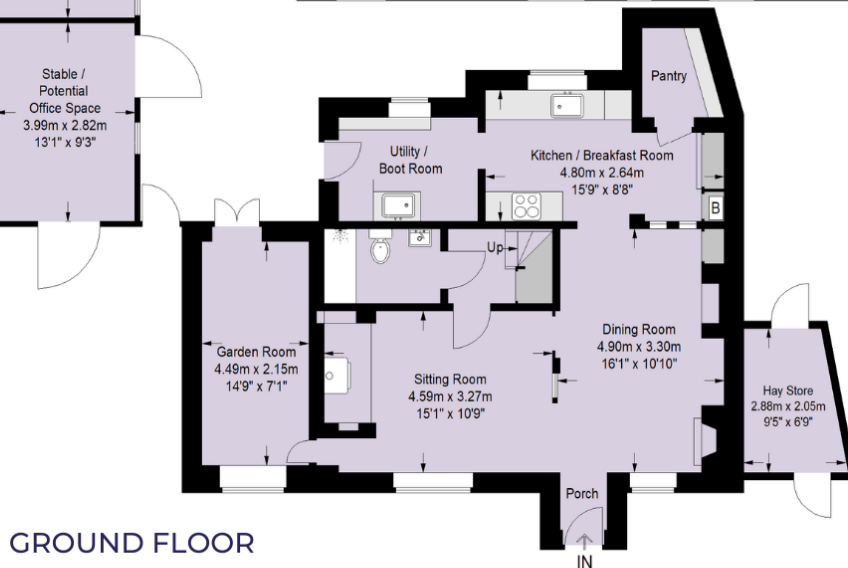


Approximate Gross Internal Area
 Ground Floor = 74 sq m / 796 sq ft
 First Floor = 50.4 sq m / 542 sq ft
 Outbuildings = 24.2 sq m / 260 sq ft
 Total = 148.6 sq m / 1598 sq ft

OUTBUILDINGS



FIRST FLOOR



GROUND FLOOR

PARKING:
 (MULTIPLE)

CROW
 RINGWOOD
 BH24



Copyright: Meyers Estates 2021

APPROXIMATE AREAS	
GROUND FLOOR AREA	796 SQ FT
FIRST FLOOR	542 SQ FT
TOTAL FLOOR AREA	1598 SQ FT
COUNCIL TAX	E
EPC RATING	D
APPROXIMATE UTILITY COSTS	

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.

01425 561227
 Ringwood@meyersstates.com
 www.meyersstates.com

Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

