



Haworth The Common | £1,245,000  
Woodgreen, Fordingbridge, SP6 2BQ





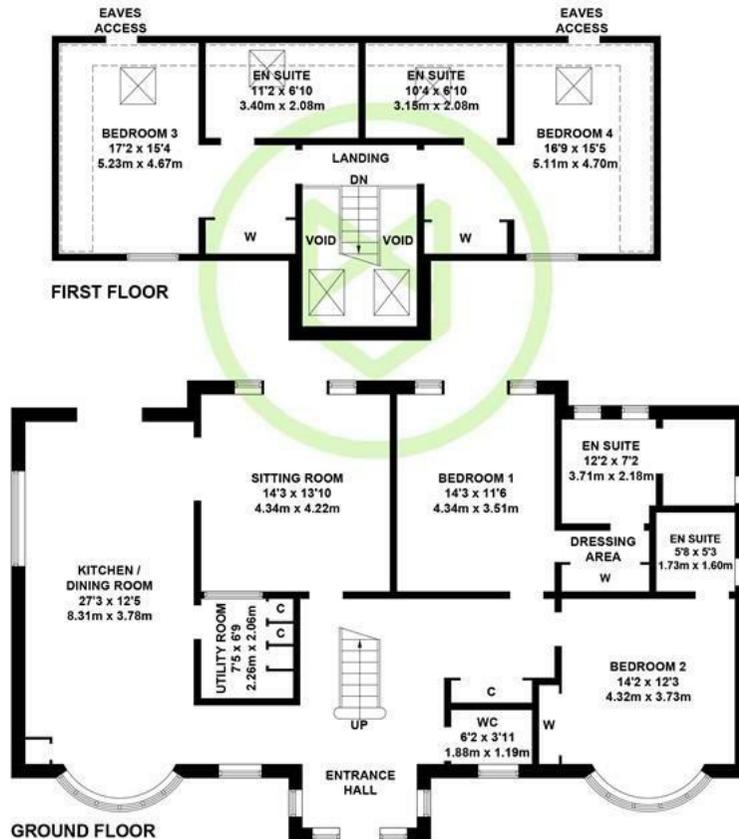
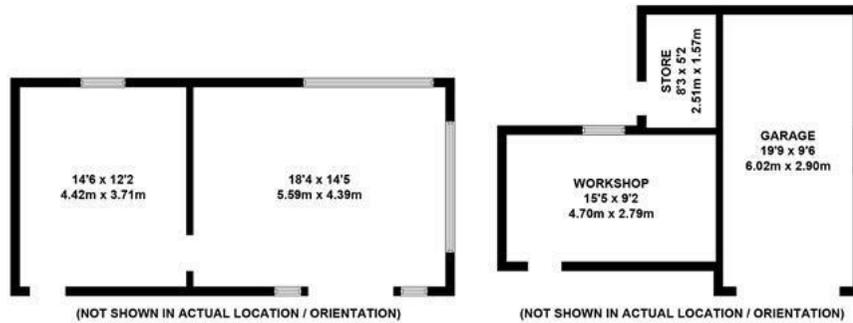
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# Summary

Enviably positioned in the heart of the New Forest National Park overlooking the village cricket pitch at Woodgreen, this exceptional four-bedroom detached home has been meticulously refurbished to create a perfect balance of contemporary luxury and timeless charm. At the heart of the home lies a striking open-plan kitchen, breakfast, and dining area thoughtfully designed with a Quartz-topped island, high-spec integrated appliances, and a classic butler's sink. Underfloor heating extends across the ground floor, ensuring year-round comfort and warmth. The ground floor also features a sumptuous bedroom suite complete with a spa-inspired sauna shower, a second generous double bedroom with en-suite, and an elegantly styled cloakroom. Upstairs, two further light-filled double bedrooms enjoy stunning views over the common, each complemented by its own en-suite bathroom, offering privacy and style in equal measure. Outside, the appeal continues with a spacious terrace ideal for al fresco entertaining, overlooking a beautifully landscaped, lawned garden. A gated driveway provides ample off-street parking and leads to a garage and workshop. Additionally, a detached garden studio offers a versatile space perfect as a home office, creative retreat, or peaceful hideaway.



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1400 SQ FT / 130.1 SQ M  
 FIRST FLOOR = 629 SQ FT / 58.4 SQ M  
 (EXCLUDING VOID)  
 OUTBUILDINGS = 828 SQ FT / 76.9 SQ M  
 TOTAL = 2857 SQ FT / 265.4 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1252982)

# Features

- Prime New Forest Location with direct forest access
- A stunning New Forest home with landscaped grounds approaching half an acre
- Tastefully re-designed and re-built to an exceptional standard
- Grand Entrance Hall featuring elegant herringbone flooring and a bespoke oak staircase
- Four generous double bedrooms all with luxury ensuite facilities
- Principal ground floor bedroom with walk in sauna shower
- First floor bedrooms with far reaching views over the village green via glazed gable units
- Showpiece open plan Kitchen with Quartz-topped island and premium appliances
- Detached garden studio adding versatility, garage, store and workshop
- No onward chain

# EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential B

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## Ground Floor

This impressive home welcomes you through a grand entrance hall, beautifully appointed with herringbone flooring and a bespoke oak staircase rising gracefully to a galleried landing. Underfloor heating flows seamlessly throughout the ground floor, enveloping the space in warmth and comfort. At the heart of the residence lies a magnificent kitchen, breakfast, and dining area, a true showcase of design and sophistication. Centred around an oversized island with pristine white Quartz work surfaces, this exquisite space features premium integrated appliances and a recessed utility room complete with a classic butler's sink and handcrafted sliding farmhouse door. Adjoining the kitchen, the elegantly panelled sitting room offers a perfect blend of comfort and style, with French doors opening directly onto a sweeping sandstone terrace, an idyllic setting for effortless indoor-outdoor living and entertaining. The principal ground floor bedroom suite provides a private sanctuary, complete with a luxurious walk-in sauna shower adorned with spa-inspired tiling. A second spacious double bedroom with en-suite, along with a chic cloakroom featuring a Burlington-style basin, complete the ground floor accommodation.

## First Floor

Ascending to the first floor, two further light-filled bedroom suites are enhanced by bespoke windows capturing picturesque views over the cricket green, along with feature gable and Velux windows that flood the rooms with natural light. Each suite boasts a sumptuous en-suite bathroom, showcasing elegant roll-top baths, walk-in showers, and refined finishes, evoking the serenity of a private spa retreat. Dual-fuel radiators ensure comfort and warmth throughout the seasons.

## Parking

The gated gravel driveway offers extensive parking for numerous vehicles fronting the detached garage and workshop.

## Outside

The rear garden features an expansive Sandstone terrace, ideal for outdoor dining and entertaining. This leads to a versatile outbuilding comprising two spacious rooms, perfect as a studio, home office, or gym. The larger room enjoys a southerly aspect and full-height picture windows, filling the space with natural light. The remainder of the garden is laid to lawn, bordered by mature shrubbery on all four sides, offering privacy and greenery. Completing the outside space is a newly built green oak garage and store, alongside a raised gas tank and modern water treatment plant, providing practicality and efficiency for contemporary rural living.

## Location

Perfectly positioned in the heart of the picturesque village of Woodgreen, this exceptional home enjoys an enviable setting within the north-westerly reaches of the New Forest National Park, one of England's most treasured landscapes. Woodgreen is a quintessentially English village, offering a warm sense of community alongside charming amenities, including a welcoming country pub, a traditional post office and village store, a church, village hall, and the much-loved village green. Despite its tranquil atmosphere, the village remains wonderfully connected, just a short drive from the nearby market town of Fordingbridge, which provides a comprehensive selection of boutique shops, cafés, local services, and highly regarded schools. Surrounded by thousands of acres of unspoilt heathland and ancient woodland, residents are immersed in the very best of country living, with the New Forest's renowned trails offering endless opportunities for walking, cycling, and horse riding amidst breath taking scenery. For travel and connectivity, the A338 provides easy access to the cathedral city of Salisbury (approximately 8 miles north), home to a mainline station offering direct services to London. To the south, the bustling coastal towns of Bournemouth, Christchurch, and Poole lie around 18 miles away, offering beautiful beaches and vibrant marinas. Southampton is approximately 20 miles east via the M27, while London can be reached in around two hours via the M27/M3/M25 making Woodgreen a truly perfect balance of countryside serenity and modern convenience.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers Position

No onward chain

## Heating

Calor LPG heating

## Infants & Junior School

Breamore Ce Primary School

## Secondary School

The Burgate School And Sixth Form Centre

## Council Tax

Band F - New Forest District Council

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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