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# Holly Hill, Hangersley, BH24 3JN

A breath taking, semi rural location, on the outskirts of the New Forest market town of Ringwood (within 2 miles), around 6 acres of level grounds/paddocks and a beautiful, outdoor heated pool, are just a few features of this truly exceptional, Georgian style, architect designed equestrian home.

Completed in 2022, Holly Hill has been built for the current owners, who designed and constructed this fine property to their own exacting standards with incredible attention details and high specification.

Entering through the oversized, purple front door, takes you into a fabulous, central reception hall with its high ceilings (2.4m), elegant staircase and oak floors. This impressive space accesses the principal accommodation.

There are four large bedrooms located on the first floor, all with stunning and individual en suite bath/shower rooms, the master with a dressing room. The second floor lies host to an 850 sq ft room, which could be an extra bedroom, games room, home office or au pairs living space.

In our opinion, the heart of the property is the meticulously planned kitchen/dining/living space. This versatile area is designed to enjoy the peaceful views to the rear over the pool, gardens and paddocks beyond. The kitchen is hand-built with solid oak & polished concrete worktops with high quality integrated appliances (fridge, freezer, dishwasher, wine cooler, twin ovens, coffee machine, induction hob, down draught extractor and Quooker tap). The sitting/snug area features an Esse Ironheart log burning stove set within an inglenook fireplace with 400 year old beam over (from a scuttled ship, sourced from a pub in Old Town Portsmouth). Adjoining this space and tied together by natural London Sandstone flooring, is a delightful orangery.

The pool area is inspired by holidays in the Maldives. It is constructed in reinforced concrete (not a liner) tiled with natural Bali stone surrounded by limestone coping stones and crushed marble, resin bound patio, measuring a constant circa 1.4m, so you can dive carefully and stand up too. The heated pool is heated by the ground source heat pump.

Adjacent to the main home is a triple garage complex (double garage with twin doors, currently used as a gym and a car port). Above the garage complex is ancillary accommodation and or office space which benefits from a kitchenette, shower room and two flexible first floor rooms. providing flexible use and accommodation.

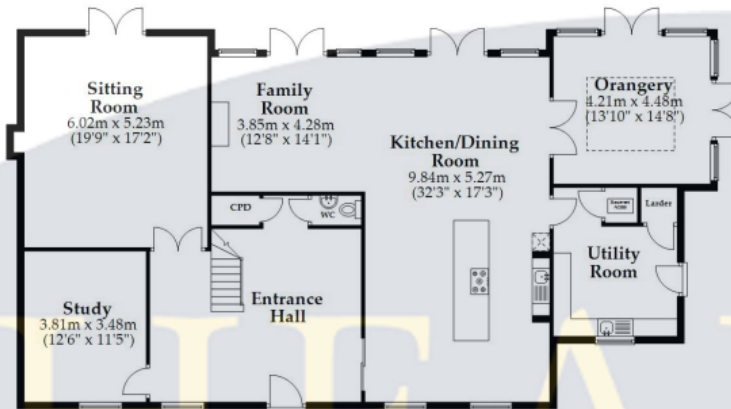




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

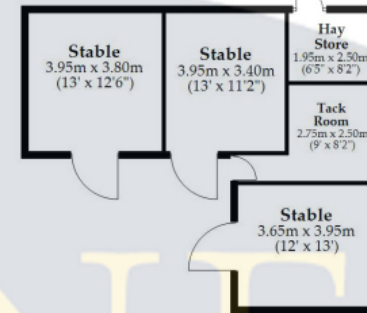
### Ground Floor

Approx. 183.7 sq. metres (1977.8 sq. feet)



### Outbuilding

Approx. 57.3 sq. metres (616.7 sq. feet)



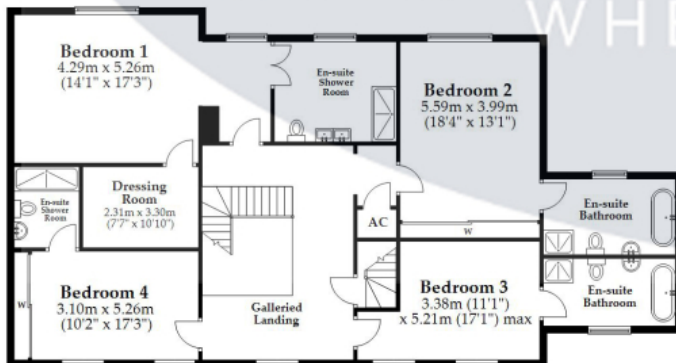
### Basement

Approx. 15.1 sq. metres (162.7 sq. feet)



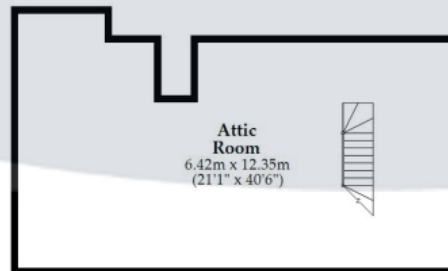
### First Floor

Approx. 156.2 sq. metres (1681.0 sq. feet)



### Second Floor

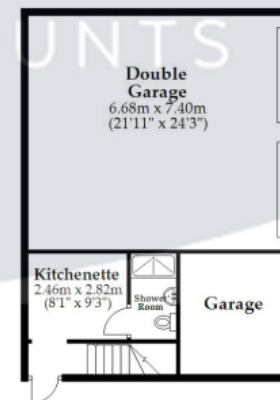
Approx. 79.2 sq. metres (852.3 sq. feet)



### Ancillary Accommodation

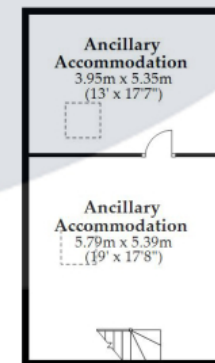
#### Ground Floor

Approx. 75.7 sq. metres (814.8 sq. feet)



#### First Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



Total area: approx. 620.1 sq. metres (6674.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Ancillary Kitchen



Ancillary Space



Ancillary Shower



Ancillary Space



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