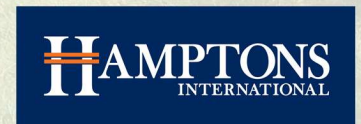




St. Stephens Lane, Verwood  
Dorset, BH31



*Beyond your expectations*



# Idyllic woodland cottage in the heart of Ringwood Forest

**Hamptons International**

72 High Street, Winchester, Hampshire, SO23 9DA

Sales. 01962 842030

winchester@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Four bedrooms | family bathroom | sitting room | open plan kitchen/dining room | driveway | tennis court | set in grounds totalling 1.2 acre | secluded location

**Offers in excess of £595,000 Freehold**

## Description

An idyllically situated woodland cottage positioned approximately one mile into Ringwood Forest, benefiting from an exceptionally high degree of seclusion with no near neighbours. The cottage represents an incredibly unique opportunity and is ideally suited as a weekend bolt-hole or holiday let. Boasting numerous character features including an exposed beam open fire with bread oven in the sitting room, wood burning stove in the dining room as well as cast iron fireplace in one of the bedrooms. An internal inspection is strongly recommended but please note that due to the access being via forest track, all viewings are strictly by appointment with the selling agent.

## Outside

A five bar gate gives access onto the driveway providing parking for several vehicles. The gardens are mainly laid to lawn and lie to the rear of the property interspersed with established herbaceous and flowering scrubs. There are two timber sheds, one of which houses the LPG generator. Additionally there is an all weather tennis court and in all the grounds total 1.2 acres.

## Location

Occupying a gem of a position with the forest literally on the door step, the cottage is ideally situated for outdoor pursuits with the miles of forest tracks offering ample opportunity for walking and riding. There is golf at Crane Valley, Remedy Oak and Ferndown as well as sailing on the south coast. Whilst benefiting from a relatively

remote position, civilisation is close at hand with Verwood offering a good range of day to day facilities within only one mile. A further range of amenities can be found in Fordingbridge, Ringwood, Bournemouth and Salisbury and communications links to London via the A31/M27/M3, with mainline rail services into London Waterloo from Poole or Bournemouth.

## Additional Information

SERVICES: Private drainage, private water supply, electricity provided by LPG generator.

AGENT'S NOTE: We understand that the cottage has a vehicular right of way from the forest gate. There is a joint maintenance agreement with the Forestry Commission, however our clients have not been asked to contribute to this since they purchased the cottage in 1983.

LOCAL AUTHORITY: East Dorset District Council

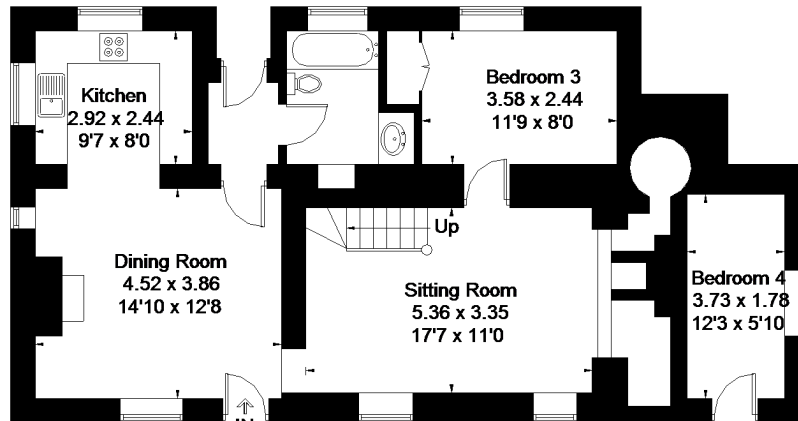
ADDITIONAL NOTE: Joint Sole Agents with Woolley & Wallis, Ringwood



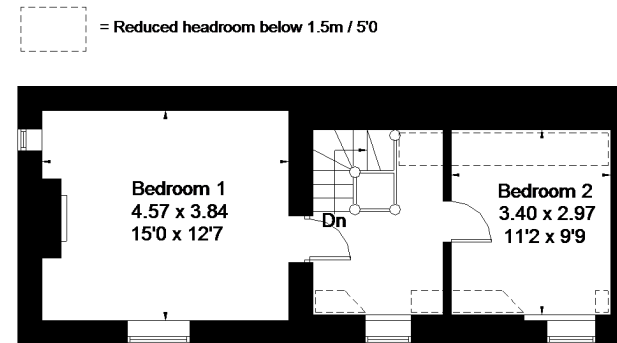
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	21	25
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Ringwood Forest, Dorset

Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft



Ground Floor



First Floor

FLOORPLANZ© 2015 0845 6344080 Ref: 147353

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



