



GREENSLADE FARM | Ringwood | Hampshire | BH24 3JX

**WOOLLEY
& WALLIS**

Offers in excess of £1,000,000

A HUGE refurbishment OPPORTUNITY on the edge of the FOREST. A lovely, QUIET and PRIVATE plot approaching an ACRE, also with OVER 2 ACRES OF PADDOCK, offers this extremely individual property. NO CHAIN.

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Greenslade Farm is situated on the northern outskirts of Ringwood in an established lane of mixed properties and has the benefit of local amenities within Gorley Road, i.e. Tesco Express with post office, bakers and medical centre. Ringwood is approximately 1.5 miles from the property and offers comprehensive shopping, schooling, health and leisure facilities. Ease of access can be gained to the A31 linking with the M27 and M3 to the east to Southampton, Winchester and beyond.

This property is perfect for somebody who is looking for a project on the edge of the forest with beautiful views. Set in approximately an acre of tiered gardens, is this detached home which will make someone a stunning home.

It would be fair to say the property would benefit from full modernisation, remodelling and potentially extending subject to planning permission and then you will have your own piece of paradise in the forest.

The location and grounds will certainly accommodate and even deserves a lovely family home. Being walking distance to quality schools and shops the location brings beauty and convenience which will be attractive to people looking for their own space but not in the middle of the forest.

The current set up of this property offers a porch area, boot room and utility room, this leads into a good size kitchen with plenty of storage and work space which then leads through into the main hallway.





Off of this hallway we have two large storage cupboards, two shower rooms, the lounge/diner, (dining room with patio doors out to the garden) this area brings the outside in with lovely large windows.

Heading down the hallway, we have two large double bedrooms both with sinks which can bring the opportunity to add ensembles should you wish and windows looking out onto the gardens.

The first floor brings further opportunity to remodel and create your own design. Currently its been set up as an area for live in carer's but with the space on offer you could easily create two or three additional bedrooms with stunning views and a balcony.

This property is a refurbishment project in one of the most desired locations of Ringwood. Having the forest on your doorstep and just minutes from the town, we expect a lot of interest. Please do call for further information and to book your viewing.

AGENTS NOTE:

The sale is subject to grant of probate which hasn't been granted yet.

Due to the consistent demand for properties with potential, an early viewing is recommended.

Services TBC

Council Tax Band: G

EPC Rating: Current: 20G Potential: 73C

Viewings

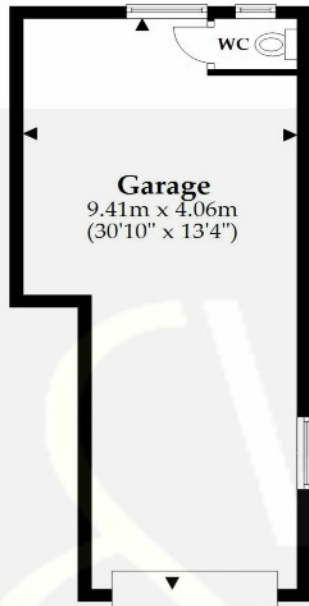
All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380 E ringwood@w-w.co.uk.



23 High Street | Ringwood | Hampshire | BH24 1AB
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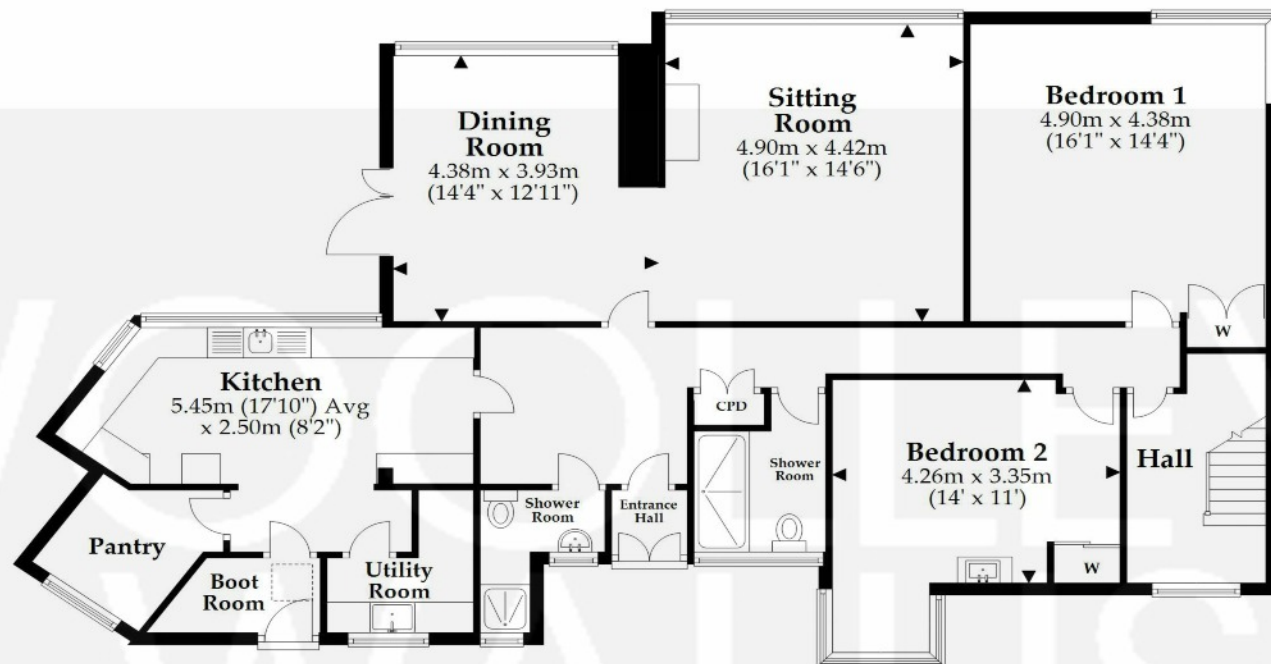
Lower Ground Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



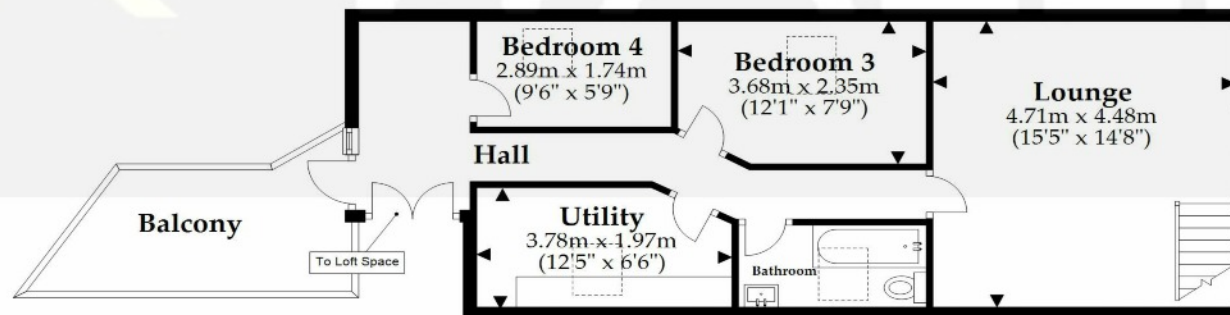
Ground Floor

Approx. 141.0 sq. metres (1517.9 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.6 sq. feet)



Total area: approx. 232.7 sq. metres (2504.8 sq. feet)

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



AGENT'S NOTES
Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in August 2022.

