



Moortown Farmhouse Hampshire Hatches Lane Ringwood BH24 3AT

WOOLLEY
& **WALLIS**

WOOLLEY & WALLIS

Asking Price: £795,000

Over 4000 sq ft of flexible accommodation is this stunning six bedroom Farmhouse in a semi rural location. Undergone extensive refurbishment and extension works.



Situation

The popular market town of Ringwood has much to offer in the way of amenities, including numerous country pubs & restaurants, boutique shops, a David Lloyd Health & Leisure Club & a local Post office and is host to much sought after educational establishments. The area borders The New Forest, giving access to acres of moor, heath and woodland offering a wide range of pursuits such as cycling, walking, riding & fishing. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

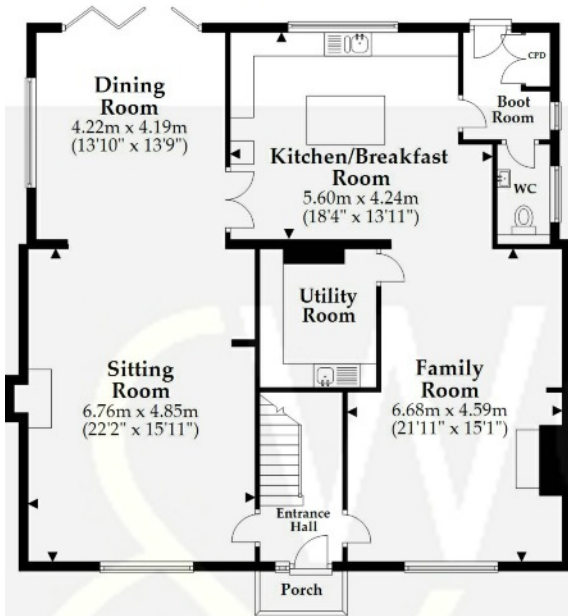
Interior:

The front porch leads into the hallway with shelving under the stairs and coat hooks. To the left is the dual aspect sitting room/dining room with a feature fireplace. Solid wood flooring to the sitting room and double bi-fold doors to the rear garden from the dining room. Double doors lead to the kitchen / breakfast room with wall and base units with quartz work tops. Integrated appliances including SMEG induction range, dishwasher, NEFF double oven and space for an American fridge/freezer. Breakfast bar. A door leads to the boot room and cloakroom with w.c and wash hand basin. Door to the rear garden. The kitchen flows into the family room with a feature log burner and slate hearth and pizza oven. A door leads to the utility room with plenty of storage and space for washing machine and tumble dryer. Stairs lead to the first floor and bedroom one with a walk-in wardrobe and ensuite bathroom with shower over, w.c. and hand wash basin. Bedrooms two to six are serviced by the family bathroom with a corner shower, bath, w.c and



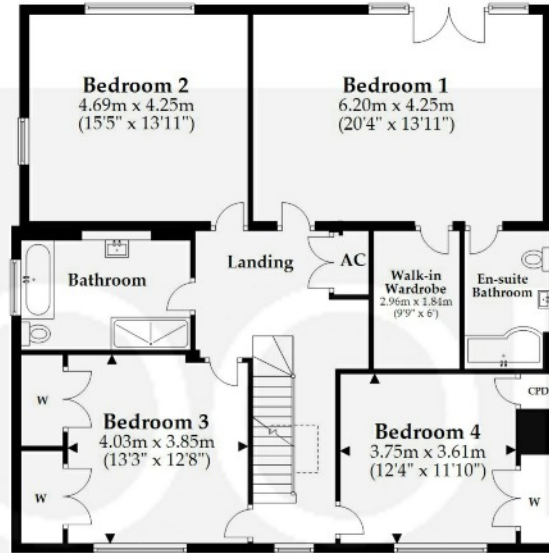
Ground Floor

Approx. 127.8 sq. metres (1375.9 sq. feet)



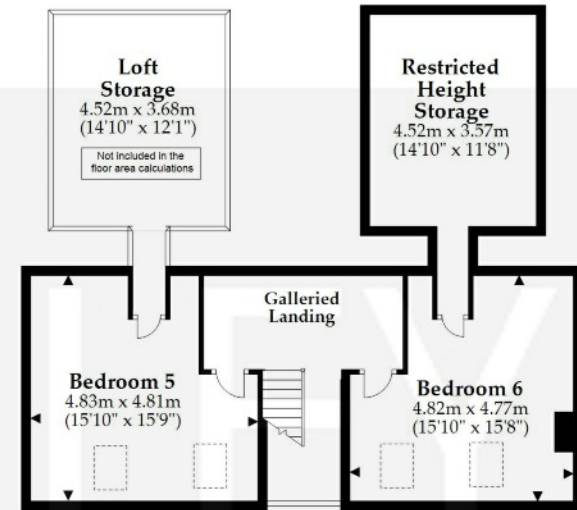
First Floor

Approx. 126.9 sq. metres (1366.2 sq. feet)



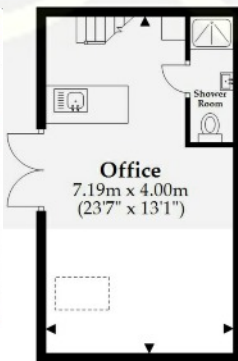
Second Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



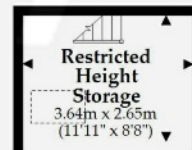
Outbuilding Ground Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



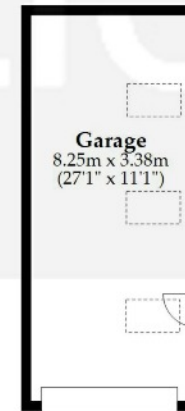
Outbuilding Mezzanine

Approx. 9.6 sq. metres (103.7 sq. feet)



Garage

Approx. 27.9 sq. metres (300.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	80
EU Directive 2002/91/EC			

Total area: approx. 387.3 sq. metres (4168.6 sq. feet)

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



AGENT'S NOTES
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hand wash basin. Bedrooms three and four have built in wardrobes. A further staircase leads to a galleried landing and bedrooms five and six with velux windows.

The office benefits from a small kitchenette, shower room with w.c. and hand wash basin. Ladder to a Mezzanine.

Exterior:

The property has gravel to the front with an oak framed porch and brick wall to the right. The gravel drive is through double gates to the rear of the property leading to the single garage in the rear garden. A patio runs along the rear of the property with a small wall and steps up to the garden laid to lawn and bordered by hedging with an office to the rear.

Services: All mains and services are connected.

Local Authority - New Forest District Council

Council Tax Band: E

EPC Rating: Current: 74C Potential: 80C

All viewings should be by appointment only arranged through our Ringwood office.

Telephone: 01425 482380 or Email: ringwood@w-w.co.uk







