



**Hill House** Hangersley Ringwood BH24 3JN

# WOOLLEY & WALLIS

**Guide price: £1,750,000**

Edwardian period home in about four acres with stables and paddock in the desirable semi-rural location of Hangersley, close to the market town of Ringwood. Extended previously set over three floors. Outdoor heated swimming pool and Feature Log Burner fireplace.

 3  6  4

## The Situation:

Hangersley is a desirable area which is close to the market town of Ringwood. 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:

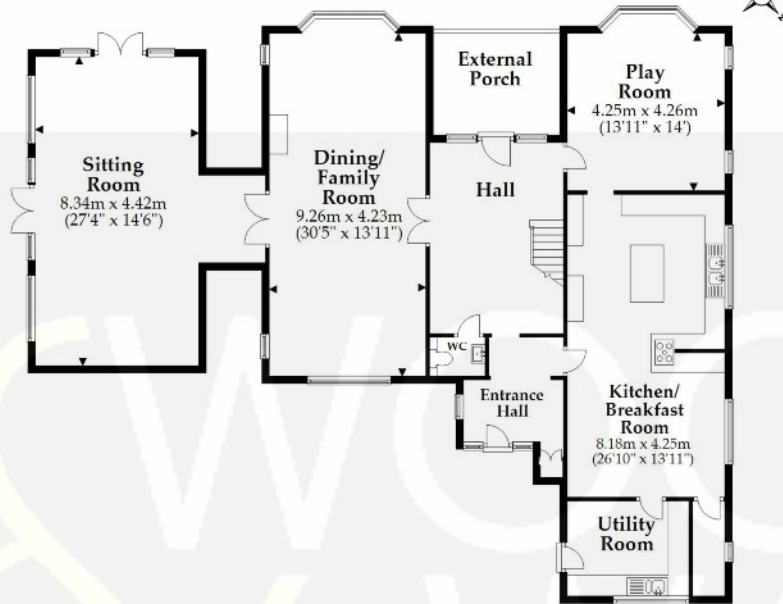
A covered entrance porch leads into the boot room and onto the formal hallway, laid with wooden flooring. A cloakroom with mosaic flooring, w.c. and wash hand basin. Double doors to the left lead into the dual aspect formal Dining/Family room again with wooden flooring. Bay window to the rear garden and feature log burner fireplace.

Further double doors lead to the sitting room with french doors to the rear and side gardens. Play room to the rear of the property with a bay window leads to the kitchen/breakfast room.



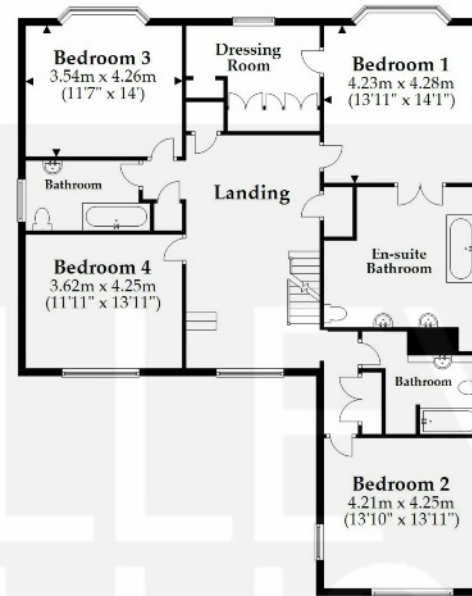
### Ground Floor

Approx. 175.7 sq. metres (1891.3 sq. feet)



### First Floor

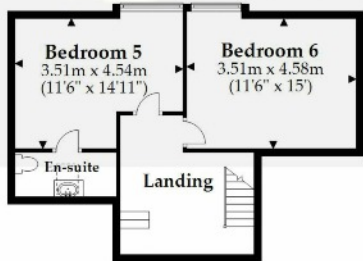
Approx. 140.8 sq. metres (1515.9 sq. feet)



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>	<b>69</b>	<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

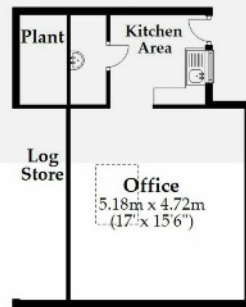
### Second Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



### Office Complex

Approx. 44.2 sq. metres (475.4 sq. feet)



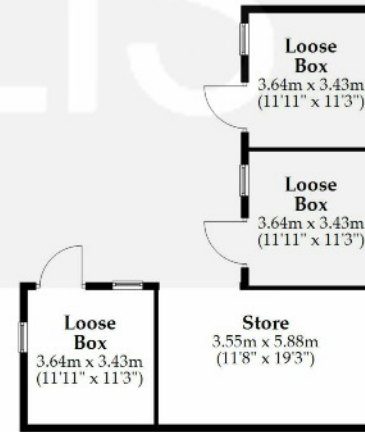
### Car Port

Approx. 46.3 sq. metres (498.2 sq. feet)



### Stables

Approx. 59.4 sq. metres (639.2 sq. feet)



Total area: approx. 513.8 sq. metres (5530.3 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 January 2024





Wall and base units laid with travertine tiles. Integrated appliances including dishwasher and range cooker with space for fridge/freezer and walk in larder cupboard. Door to utility room with space for washing machine and tumble dryer, door to front of property.

A feature of the property is the door from the end of the hallway leading to the veranda overlooking the rear gardens.

A spindle staircase to the first floor landing which is full of light due to the three floors. Three cupboards offering plenty of storage. Bedroom one laid with wooden flooring has a dressing room with fitted wardrobes and an en-suite bathroom. Free standing bath, rainfall shower, w.c. and twin wash hand basins. Bedrooms two, three and four are serviced by the family bathroom. Free standing bath with shower attachment, w.c. and wash hand basin. A further shower room with walk in shower, w.c. and wash hand basin.

A further staircase leads to the second floor and bedrooms five and six. Bedroom five is in the eaves with a velux window and en-suite shower room.

Bedroom six ( currently being used as an office ) is fitted with an air conditioning unit. Has a door leading to the loft space.





#### Exterior:

The property is approached through electric gates to a sweeping driveway with parking for numerous vehicles. Set in about four acres of gardens and paddocks ( three stables and shelter ). The gardens have been beautifully landscaped with large areas of lawn, mature trees and shrubs. An outdoor heated lined swimming pool with cover and air source pump with patio surround. There is an oak framed triple carport with electric doors.

An office complex that could be used as an annexe with a kitchen area and shower room. The pool room is to the rear with solar panels to the roof.

A further gate is along the road which gives access to the paddocks.







Services: Mains water, gas and electric. Private drainage. Sixteen solar panels.

Local Authority: Hampshire county council

Council Tax Band: G

EPC Rating - Current; 69C Potential; 70C

### 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











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