



Providence | Crow Hill | Crow | Ringwood | Hampshire | BH24 3DH

WOOLLEY
& **WALLIS**

Offers in Excess of: £995,000

This detached EQUINE HOME has not been sold for nearly 40 years! Spacious family home with stables, outbuildings and approaching FOUR ACRES of land in Crow, one of the most desirable locations in Ringwood.



Situation

Crow is a beautiful, quiet area of Ringwood close enough to the town centre but far enough away from the hustle and bustle, situated in the New Forest National Park. The thriving town of Ringwood is only 1 mile distant and offers a bustling community, well supported by a range of local and national shops, cafes, wine bars and restaurants. There is an equally good range of schooling in both state and private sector. The outdoor enthusiast only has to step out of the gate to experience unrivalled walking, cycling and riding opportunities and the Spinnaker Sailing Club is only a few miles distant. The location is well placed for excellent communication links, with the A31 and A338 providing convenient access to Southampton and Bournemouth respectively, where mainline rail services and international airports can be found.

Interior

Providence will tick a lot of boxes for a family looking for space and flexibility internally and externally, outbuildings and land approaching 4 acres with stunning views both front and back. The house has been updated and modernised throughout by the current ownership, creating a welcoming family home with further scope to add value. The first floor offers four bedrooms, the primary benefits from a lovely en-suite bathroom and the remaining rooms are serviced by the family bathroom. A wooden front door opens into a large hallway which leads to the study to the right, the formal dining room to the left, with the lounge, ground floor WC, kitchen dining, family room and utility room to the rear. The study is a lovely room with a window out to the yard so you can see who's arriving or even looking at your ponies. One striking feature of this room is the Crow Brick fireplace - originally housing a log burning stove which you could reinstate.







The formal dining room could also be a second lounge or easily converted into an additional bedroom with an en-suite opposite with a similar view to the yard and land. Along from the study is the lounge with a gas fire, this runs seamlessly into the dining area with bi-folding doors out to the front garden. The dining area leads through in an 'L' shape into the spacious kitchen. This space offers an open, family feel while still being separate rooms- all being filled with natural light from the electronically powered sky light and bi-folding doors.

The kitchen is a lovely space and one where you will spend most of your time with the newly fitted dining area and bi-folding doors creates a real social and open space. A useful island sits central to the kitchen and offers additional storage and work top space. The kitchen offers three single ovens, a gas hob as well as an induction hob, space for an American style fridge freezer, microwave and dishwasher. Solid cabinets are complemented by solid wood work tops. The kitchen area flows round to the pantry and utility room which houses the laundry appliances, another oven, sink unit and also an abundance of storage. A door opens through to the formal dining room from this hallway also.

The first floor offers four bedrooms, en-suite to the primary bedroom, family bathroom and airing cupboard. The primary bedroom is to the rear of the property with two built in wardrobes and a sumptuous en suite. The en-suite offers a jacuzzi style bath and separate digital shower. Bedroom three is another good-sized double room with views out to the side paddock. The family bathroom offers a shower over the bath and potentially the best views of all looking over the land to the rear.

Exterior

The drive in, to the rear of the property is beautiful, a privately owned lane of which Providence has a legal right of access over, opening into the land and stunning views. Electric, wooden gates give access to the driveway and further paddocks and views. Another electric wooden gate enters the yard and parking area. The stable block, open fronted store, feed store, insulated music studio encompasses the parking area. The front garden is fully secure and private and offers a patio area, lawn, houses two greenhouses and has mature shrub borders offering splashes of colour. The bi-folding doors open out to this space making it a perfect space for alfresco dining.



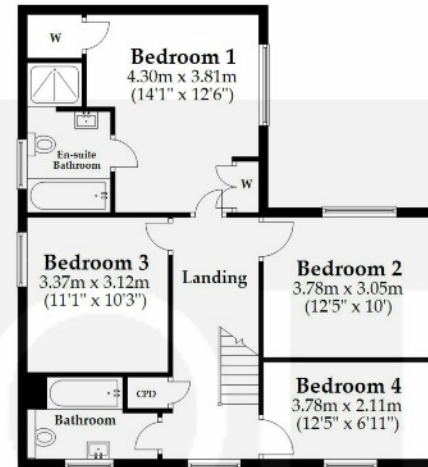
Ground Floor

Approx. 145.2 sq. metres (1562.7 sq. feet)



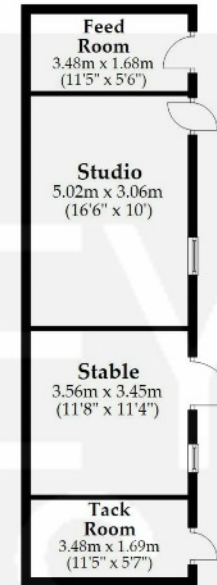
First Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



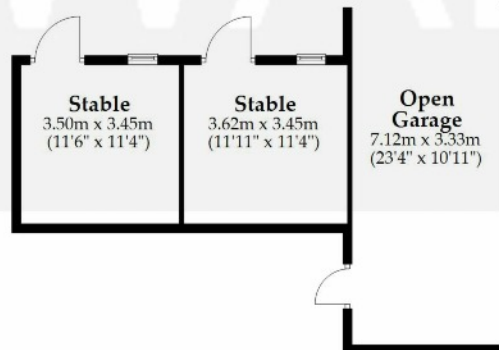
Outbuilding

Approx. 42.5 sq. metres (457.7 sq. feet)



Outbuilding

Approx. 49.0 sq. metres (527.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Total area: approx. 306.4 sq. metres (3298.5 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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Externally, Providence has a little under four acres of land with mature hedge borders. You can walk to the rear and onto the paths around Hightown Lake and being on the edge of the new forest there are miles and miles of walks and rides from your doorstep. Two stable blocks offer stabling, open store, feed store, a music studio and dog kennels- these could be converted to offices, home gym or used as their original purpose- Providence would be a perfect home for a family. The open space is simply invaluable, the location is unspoilt and will remain so.

Solar Panels providing an income of approx. £1500 per annum

Services

Mains gas and electricity are connected to the property with private drainage.

Council Tax Band: G

EPC rating: C

Viewings

All viewings should be by appointment only arranged through our Ringwood office: Telephone: 01425 482380







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