



Linview Linford Ringwood BH24 3HY

**WOOLLEY
& WALLIS**

Offers in Excess of: £900,000

Built in the 1930's in Linford. Three bedroom property coming to the market for the first time in 50 years. In need of modernisation throughout with huge potential. The property is set to the rear of the front garden with far reaching views to Linford Bottom and direct access to the New Forest. Subject to probate. No Chain.



The Situation:

Linford is a desirable area which is located to the east of the market town of Ringwood and western edge of The New Forest. 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:

To the first floor is the kitchen with wall and base units, built in oven and hob. Door to large utility room with forest views, space for washing machine and washer dryer with door to the rear yard and a gate with direct access onto the Forest.

The triple aspect sitting/dining room has a feature brick fireplace with a log burner overlooking the front garden and views beyond. Door to covered terrace. Bedroom three is adjacent with french patio doors also to the covered terrace.



Ground Floor



First Floor



Outbuilding



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.





Downstairs shower room and separate w.c. Bedrooms one and two are to the first floor. Bedroom one has built in wardrobes and french patio doors to the balcony. Far reaching views across the countryside. Bedroom two is dual aspect with a wash hand basin and window overlooking the balcony. The family bathroom has a bath, w.c. and wash hand basin with plenty of storage.

Exterior:

The property is accessed through Linford over a little bridge to a gravelled entrance to electric security gates. A gravel driveway leads to a single concrete garage. The front of the property is laid to lawn with a pond and parking for several vehicles to the side of the property. A greenhouse and potting shed sit to the very front behind the garage. Views across Linford from all aspects of the property.

The property sits on the plots rear boundary with access all round, sensitively positioned to take advantage of the magnificent forest location, in its highly sought after and unique position.





Agents note:

Subject to probate. The property comes with Foresters rights

Tenure: Freehold

Services: Oil and septic tanks

Local Authority: New Forest District Council

Council Tax Band: F

EPC Rating - Current; 44E Potential; 75C

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



Surrounding Countryside



Linford Bottom



Surrounding Countryside

