



Greenways, Hightown Hill, Ringwood BH24 3HG

**WOOLLEY
& WALLIS**

Guide price: £2,500,000

Beautifully presented five double bedroom family home with outdoor heated swimming pool on about one acre bordering the National Park. Oak doors throughout. Second floor with potential for further bedroom/playroom Outbuilding housing a games room with office above and shower room with 4.44kw solar panels.



The Situation:

Hightown Hill 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.

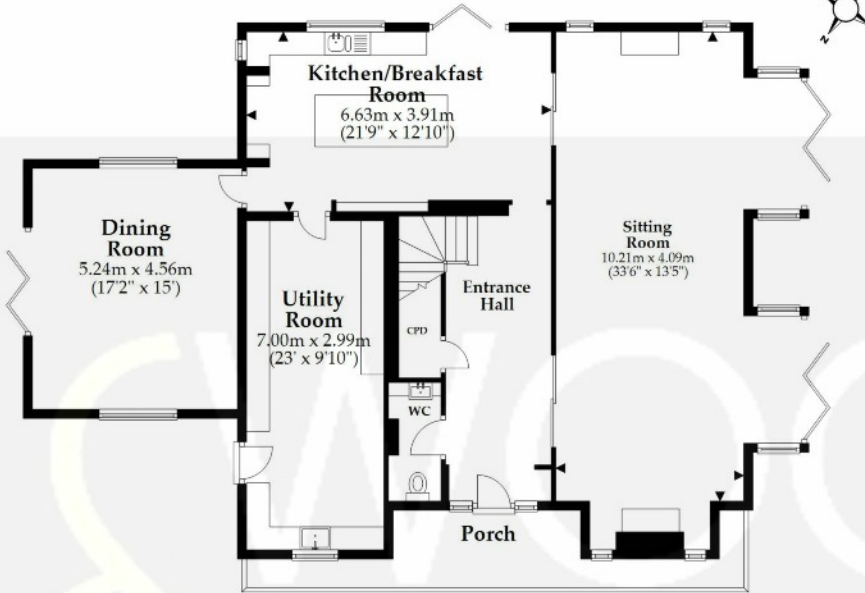
Interior:

An oak framed porch leads to the entrance hall with Kardean flooring to all rooms to the ground floor except the sitting room. Latch door to cloakroom with traditional style fittings and a further latch door to under stairs cupboard. The kitchen/breakfast room has a centre island with storage underneath. Wall and base units with a granite work top. Integrated appliances including dishwasher, range style cooker, wine cooler and American style fridge/freezer. Bi-folds to the rear garden. Stable door to large utility room with wall and base units, integrated appliances including fridge/freezer, two washing machines and tumble dryer, further stable door to gardens.



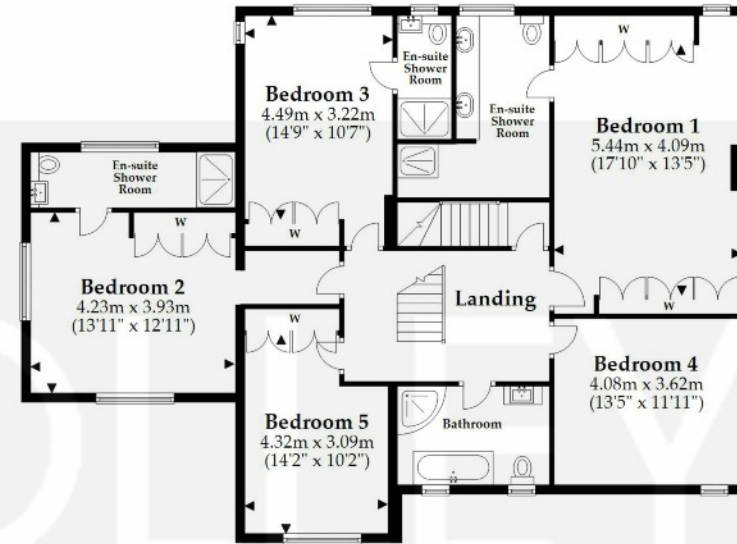
Ground Floor

Approx. 147.7 sq. metres (1589.6 sq. feet)



First Floor

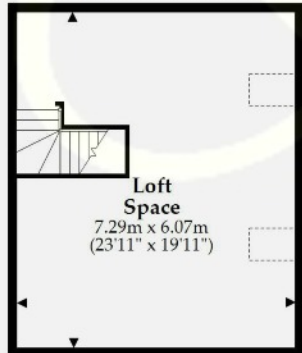
Approx. 138.5 sq. metres (1491.0 sq. feet)



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		
	77	81
England, Scotland & Wales		
		EU Directive 2002/91/EC

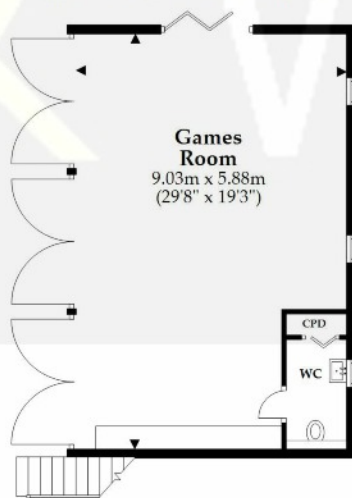
Second Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



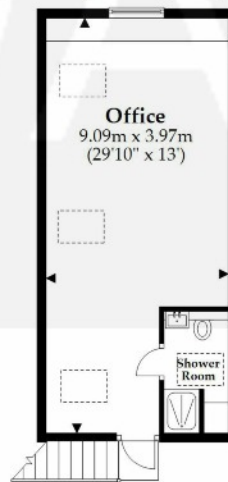
Outbuilding Ground Floor

Approx. 52.8 sq. metres (568.9 sq. feet)



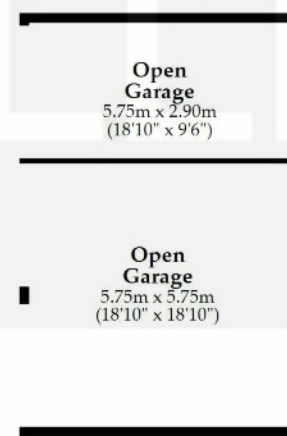
Outbuilding

Approx. 36.0 sq. metres (387.2 sq. feet)



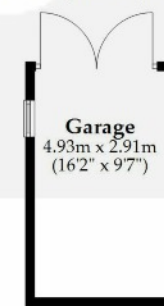
Outbuilding

Approx. 50.3 sq. metres (541.5 sq. feet)



Outbuilding

Approx. 14.3 sq. metres (154.4 sq. feet)



Total area: approx. 483.9 sq. metres (5208.8 sq. feet)

This plan is not to scale and it is for general guidance only. IJT 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 March 2024.





The triple aspect dining room has bi-folds to the garden. The sitting room has two feature fireplaces with log burners, two box bay windows with bi-folds to the side garden and swimming pool area. Accessed from two sets of oak sliding doors from the kitchen and entrance hall.

A galley return staircase leads to the first floor landing. Bedroom one over looks the rear gardens with his and hers built in wardrobes and en-suite shower room. Walk-in shower, his and hers wash hand basins and w.c. Fully tiled in travertine. Bedrooms two and three have built-in wardrobes with en-suite shower rooms. Walk-in shower, wash hand basin and w.c. Bedrooms four and five are serviced by the family bathroom with a bath, corner shower, wash hand basin and w.c. A latched door leads from the landing to a further staircase. The room has been boarded out with two velux windows, potential bedroom six or playroom.

The timber framed outbuilding is fully insulated with 4.44 kw solar PV system, pitched warm roof with hand made clay tiles. Has three sets of wooden double doors and an external staircase. The downstairs is a perfect games room/gym with base units and an integrated fridge and bi-folds to a patio area. A cloakroom with the heat pump for the air-conditioning. The first floor is currently an office, has three velux windows and plenty of storage in the eaves. An en-suite shower. Fully tiled with a shower, wash hand basin and w.c. and velux window.





Exterior:

The property is approached via electric oak gates with intercom on about an acre of land. Gravel driveway with parking for several vehicles. Further five bar gate leading to a timber framed double and single open garage. Single brick built garage with wooden double doors. A patio runs all around the property with lawn to the sides and rear garden and hedging/bushes and shrubs. To the side is an outdoor heated swimming pool with a premium lining system and electric safety cover, hot tub and pool house. (Pool cost approx. £70k)

Agents note:

The property was extended at the back end of 2023, when the dining room and bedroom two were added.

Tenure: Freehold

Services: All mains and services connected, solar panels to games room.

Local Authority: New Forest District Council

Council Tax Band: G

EPC Rating - Current; 77C Potential; 81B

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













