



HILLCREST LOOSEHANGER, LOVER, WILTSHIRE

A Recently Refurbished Country House Enjoying Excellent Equestrian Facilities & Outriding
Situated In The Highly Desirable New Forest Village Location

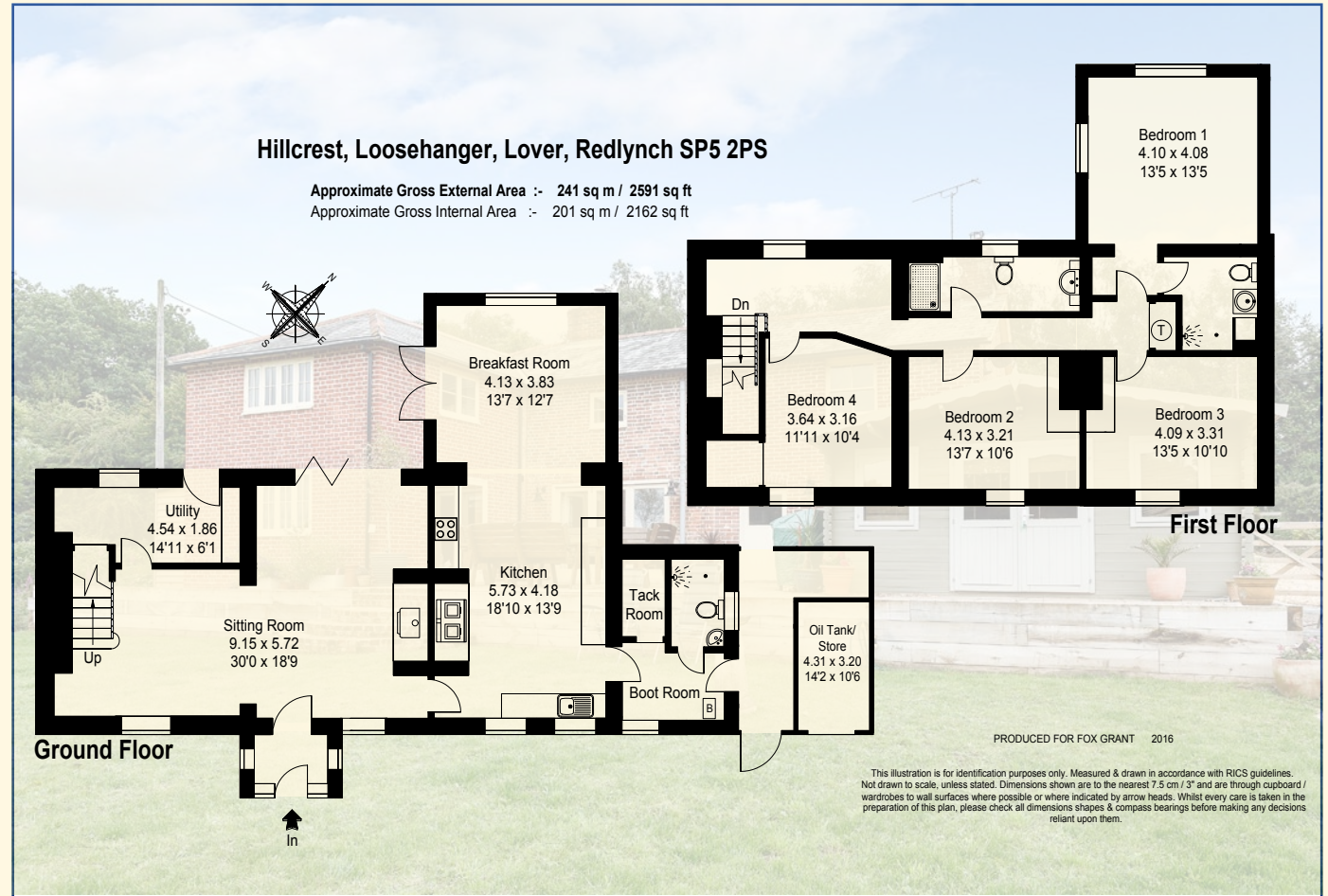
SITUATION

A36 4 miles, Salisbury 9 miles, M27 (J2) 9 miles, Ringwood 14 miles, Southampton 17 miles, Winchester 25 miles, London 91 miles. **Railway Stations:** Salisbury to London/Waterloo (90mins) Southampton Parkway to London/Waterloo (71 mins)
International Airports: Southampton 19 miles, Bournemouth 24 miles

Hillcrest is situated on the southern edge of the highly desirable village of Lover within the New Forest National Park and occupies an elevated rural position situated off a quiet country lane. The property enjoys excellent communication links with the nearby A36 providing ready access to Salisbury and Southampton with Ringwood to the south via the A338.

Education There is a very good selection of private schools in the area including Moyles Court at Ringwood, Forres Sandle Manor at Fordingbridge, Sandroyd at Tollard Royal, Canford at Wimborne, Bryanston and Clayesmore at Blandford with a host of good schools in Salisbury including both boys and girls grammars. For more details see www.isc.co.uk for independents and www.wilts.gov.uk for state schools information.

Local, Sporting & Recreational The nearby villages of Woodfalls and Redlynch provide a good range of local facilities including a primary school, Post Office/village store, village hall, Church and 2 public houses with a more comprehensive range of shopping and cultural facilities available in the Cathedral City of Salisbury. Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside with ready access onto the New Forest National Park and Hamptworth Estate. Golf can be enjoyed at Bramshaw, Hamptworth and Salisbury with water sports available along the south coast. Local hunts include the Wilton, New Forest and The Hursley Hambleton with racing at Salisbury and Wincanton.



HILLCREST

Situated in an attractive, elevated position, Hillcrest comprises a beautifully presented, detached country home enjoying delightful rural views over its own adjoining paddocks.

Constructed of red brick elevations, under a slate roof, the property is believed to have once been a pair of workers cottages which have recently undergone significant extension and refurbishment.

The improvements have been carried out to an exacting standard creating a thoughtfully modernised interior whilst retaining much of its character with original interior doors, timber panelling and an Inglenook fireplace.

Approached from a quiet country lane, the property is set back in its own grounds and benefits from a purpose built timber stable yard and external home office to the rear with level pasture paddocks beyond.

An extensive gravel drive offers ample parking for numerous vehicles with herbaceous borders to the front and a raised lawn and terrace to the rear, providing opportunities for outside dining.

The accommodation of Hillcrest comprises;

- Master bedroom with en-suite shower room
- 3 further double bedrooms
- Family shower room & further ground floor shower room
- Extensive contemporary kitchen/breakfast room with Rayburn
- Open plan sitting room with Inglenook fireplace, woodburner and bi-folding doors to the terrace
- Utility/laundry room
- Boot room & tack room
- Separate utility room leading to rear garden and terrace
- Stunning west facing views over adjoining paddocks

GARDEN & GROUNDS

- Timber home office with electric heating & power
- Raised lawned gardens to the rear with herbaceous borders
- Elevated terrace and entertaining area
- Gravel driveway offering ample parking

STABLES & LAND

- Timber stable block comprising 2 loose boxes, feed store & tack room
- Mainly level pasture paddocks divided into a number of enclosures
- Excellent out-riding into National Park
- In all the property amounts to some 1.9 acres.

AGENT'S NOTES

Fox Grant 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 a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and OS 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. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Health & Safety Given the potential hazards of a smallholding we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around livestock and machinery. Children must be supervised by their parents on site.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

EPC Full details available from the agent.

Rights of Way The property benefits from a right of way between points A-B, with public pedestrian access over the area marked pink.

Local Authority New Forest National Park Tel: 01 590 646600

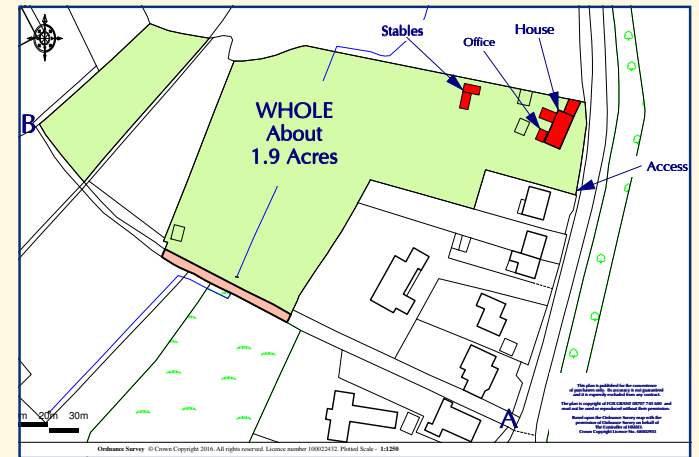
Council Tax Band 'F'.

Services Mains electricity, water and drainage. Oil fired central heating. Under floor heating to ground floor.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared in June 2016





**HILLCREST
SP5 2PS**



Adam Field



Nicola Shepherd

DIRECTIONS

From Salisbury head south on the A338 and on reaching The Bull Inn at Downton turn left and proceed through the village. Continue for approximately 2.9 miles and on passing the "Hale" village signs, take the first left on Whiteshoot Hill. At the bottom of Whiteshoot turn right into Loosehanger and the property will be found after a short distance on your right as indicated by the Fox Grant sale board.

Postcode: **SP5 2PS**

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact Adam Field for further details or email adam@foxgrant.com

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