



*Forest Heights*

PICKET HILL, RINGWOOD, HAMPSHIRE, BH24 3HH

*Tailor Made*

ESTATE AGENTS





# Impressive New Forest Home

Set in approximately 1.4 acres, Forest Heights represents the pinnacle of luxury living, having been comprehensively refurbished by the current owners to an exceptional standard. The property offers a truly outstanding lifestyle package, including a luxury indoor swimming pool and spa complex, a separate one-bedroom annexe, and direct access onto the open New Forest.



- 5 Beds in main House & 1 Bedroom Annex
- 4 Reception Rooms
- High Specification Throughout
- Indoor Swimming Pool & Spa Facilities
- Direct Forest Access
- Outdoor Swimming Pool
- Outdoor Kitchen & Fire Pitt
- Cinema Room
- Lutron Lighting
- Garaging

Local Authority: BCP Council • Tax Band: G • EPC: D



FOR SALE: FREEHOLD











## ACCOMMODATION

Approached via a short forest track and set behind electronic gates, the house enjoys a sweeping driveway leading to an expansive paved forecourt, centred around a striking water fountain feature that creates a strong sense of arrival.

Upon entering the property, the main entrance hallway immediately impresses, featuring a striking central staircase with panelled LED recessed lighting leading to the first floor. The ground floor is arranged around four generous reception rooms, all beautifully modernised to create a contemporary yet warm and welcoming atmosphere.

The impressive kitchen/dining room forms the heart of the home, thoughtfully designed for both everyday family living and entertaining. The bespoke Tom Howley kitchen is beautifully appointed with an exceptional range of high-end appliances, including double eye-level Wolf ovens and microwave, gas hobs, a Sub-Zero fridge/freezer and wine fridge, integrated dishwasher, and a highly practical walk-in larder. A central island provides an ideal space for socialising and entertaining, complete with bar-stool seating. Bi-fold doors open directly onto the terrace and garden, seamlessly connecting indoor and outdoor living.

Adjacent to the kitchen is a formal dining room with French doors leading out onto the patio and garden area and a stylish snug, complete with a fitted drinks cabinet and a feature gas fireplace—an ideal retreat for cosy winter evenings. The main sitting room is particularly generous in size, featuring a recessed space for a flat-screen television, a feature gas fireplace and further recessed LED lighting, all controlled via the Lutron lighting system.





In addition, the ground floor incorporates a dedicated office and a utility/boot room along with a cinema room. The cinema room is partially finished and available for an incoming purchaser to add their desired specification to it, offering an ideal balance of home working and leisure.

A particular highlight of Forest Heights is the exceptional indoor swimming pool and spa complex, which is integral to the main house and would rival many five-star hotels. Fully tiled throughout, the pool incorporates a jacuzzi section with mood lighting and built-in lounge seating. A discreet, fully retractable hard pool cover is hidden beneath the pool floor when not in use. The complex is further complemented by a gym area, steam room, changing facilities and a kitchenette, creating a superb wellness suite within the home.

The first floor provides four well-proportioned double bedrooms ( 3 ensembles & a family bathroom). The principal suite is especially impressive, featuring a generous dressing room leading through to a luxurious en suite bathroom with freestanding bath, shower and WC.

On the second floor is an additional bedroom with its own en suite shower room, offering excellent privacy for guests or staff.

Externally, the property continues to impress. The gardens include a heated outdoor swimming pool, an outdoor kitchen with BBQ area, a fire pit seating area and a fully integrated music system—perfect for entertaining.

There is also a level lawn area which is bordered by mature shrubs, while the garden enjoys far-reaching views across the surrounding New Forest heathland.

Further benefits include a double garage, a range of stables, and a separate one-bedroom annexe complete with its own kitchen and shower room, ideal for guests, extended family or a housekeeper.

In addition, a tennis court located approximately 100 metres from the house is included within the sale, although it would benefit from refurbishment.

Forest Heights is an exceptional home, thoughtfully designed and refurbished to an exacting standard, offering privacy, luxury and a unique New Forest lifestyle.

The property is situated approximately three miles from the market town of Ringwood, which offers a range of quality supermarkets including Waitrose and Sainsbury's, along with independent shops, pubs and restaurants. More extensive amenities can be found in Salisbury (20 miles), Southampton (19 miles) and Bournemouth (15 miles), the latter renowned for its sandy beaches. Bournemouth and Southampton airports, together with the M27 and M3 motorways, provide excellent transport links.

Mains Gas / Mains Water Private Drainage (Septic tank)

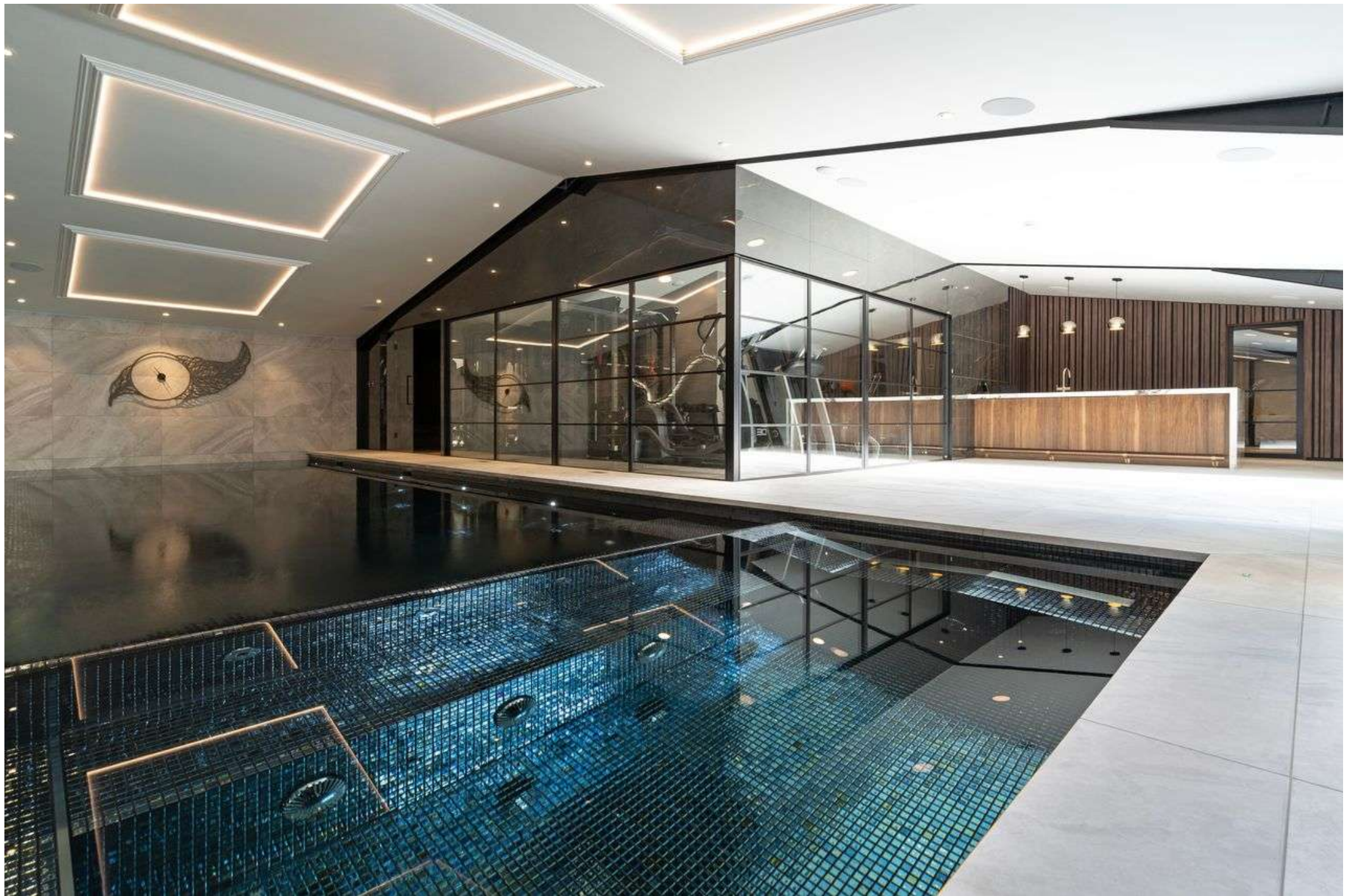














# Forest Heights, Picket Hill, Ringwood, BH24

Approximate Area = 5471 sq ft / 508.3 sq m

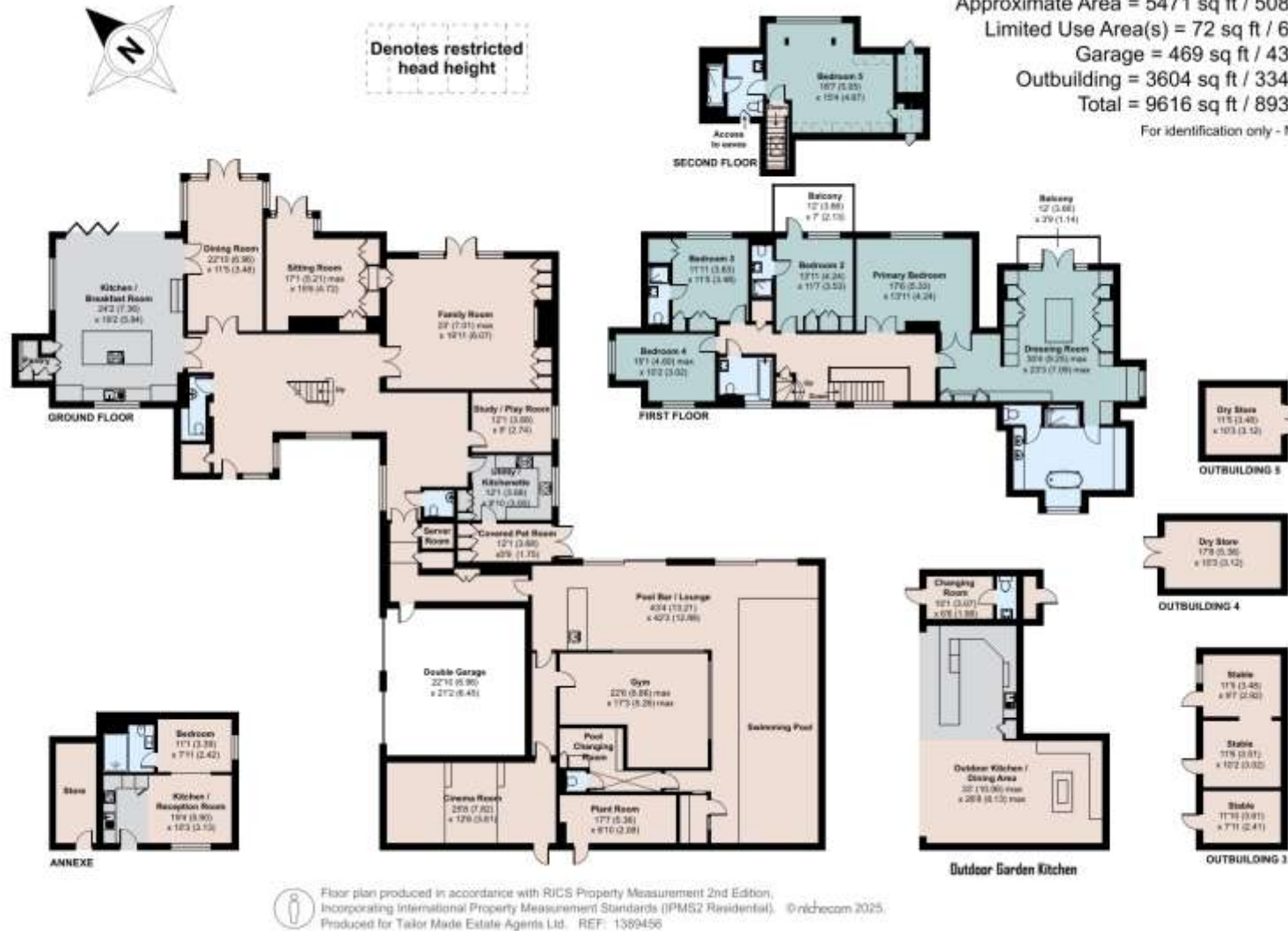
Limited Use Area(s) = 72 sq ft / 6.6 sq m

Garage = 469 sq ft / 43.6 sq m

Outbuilding = 3604 sq ft / 334.8 sq m

Total = 9616 sq ft / 893.3 sq m

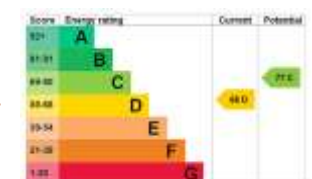
For identification only - Not to scale



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## Contact Us

HEAD OFFICE, 16 BANKS ROAD, SANDBANKS, POOLE, DORSET, BH13 7QB

T: +44 (0) 1202 706006 / +44 (0) 1425 203408 / +44 (0) 1929 500514

[enquiries@tmea.biz](mailto:enquiries@tmea.biz)    [www.tailormadeestateagency.co.uk](http://www.tailormadeestateagency.co.uk)



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