



Rosehip Wood

Hampshire

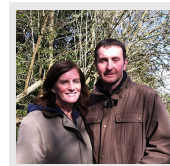
Rosehip Wood is a most engaging example of a mixed broadleaf and coniferous woodland which provides a rich diversity of habitats for a range of woodland plants and animals.

Details

Price: £129,000 Freehold
Location: Crawley, Winchester, Hampshire
Size: About 4 ⅔ acres for sale
OS Landranger: OS No 185
Grid ref: SU 439 365
Nearest post code: SO21 2PD

Local manager

Daniel Sharp
07780 900192
daniel@woodlands.co.uk



Description

A length of newly improved private track leads through surrounding woodland to the entrance to Rosehip Wood. From here the enormous appeal of this mixed woodland is immediately apparent. Large beech trees stand over holly, hazel and birch that link sunny clearings, where established woodland grasses, foxgloves and ferns thrive in the spring sunshine. Above these, massive boughs embrace the woodland from above and protect the natural regenerating saplings, providing useful open ideal space from which to camp, manage and enjoy the wood.

The wood is a living ecosystem, alive with the sights and sounds of thriving wildlife. From the insects that live in the decaying stumps of old trees to the mammals that create identifiable foraging pathways through the undergrowth on the woodland floor.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The woodland boasts an appealing mix of broadleaf and coniferous and in particular has beech and cedar of a remarkable scale. These specimens dominate areas within the wood where the expansive canopy of these giants has created ideal sheltered clearings for establishing a base camp from which family woodland activity can be centred. The lofty boughs of these trees and the secluded location away from human habitation also provide excellent cover for more timid birdlife including the Tawny Owls, European Honey Buzzard and Dartford Warbler.

Wildlife

In amongst the beech and cedar that dominate this woodland it is easy to overlook more unassuming ground flora and shrubs that add diversity to the woodland environment. The hawthorn illuminates the field boundary with dazzling white spring flowers. A rosehip is the "accessory fruit" or berry-like seed pod of a rose bush, typically red or orange, that forms after the rose flowers have been pollinated and ripen in late summer or autumn. Known for their rich vitamin C and antioxidant content, rosehips have been traditionally used to make teas, syrups, supplements, and skin products. They are often collected from wild roses, such as the [dog rose](#) (*Rosa canina*)

Access, tracks and footpaths

This wood has easy and level access along a length of well maintained track into its own parking area and is therefore suitable to visit with a normal family car.

There are no public rights of way through or alongside Rosehip Wood

Rights and covenants

The covenant that applies to the woodland is an important benefit for a new owner to give long term peace of mind that they and other neighbouring owners will be able to enjoy their land without disturbance from inappropriate activity.

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Local area and history

Crawley Down, the surrounding area of historic chalk downland grazing has a well documented history. Nearby burial mounds, 'tumuli' that still feature on modern maps are an interesting reminder that this area lies within close proximity to the important medieval city of Winchester which has a long and well documented past as a hunting ground and seat of the nobility.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

The postcode near the entrance is SO21 2PD

What3Words: activity forgives producers

From the east leave the M3 heading west and join the A303 until Bullington Cross. Follow signs to Sutton Scotney heading south along Bullington Lane until signs for the A30. Head west along the A30 for a couple of miles on the Stockbridge Road until the

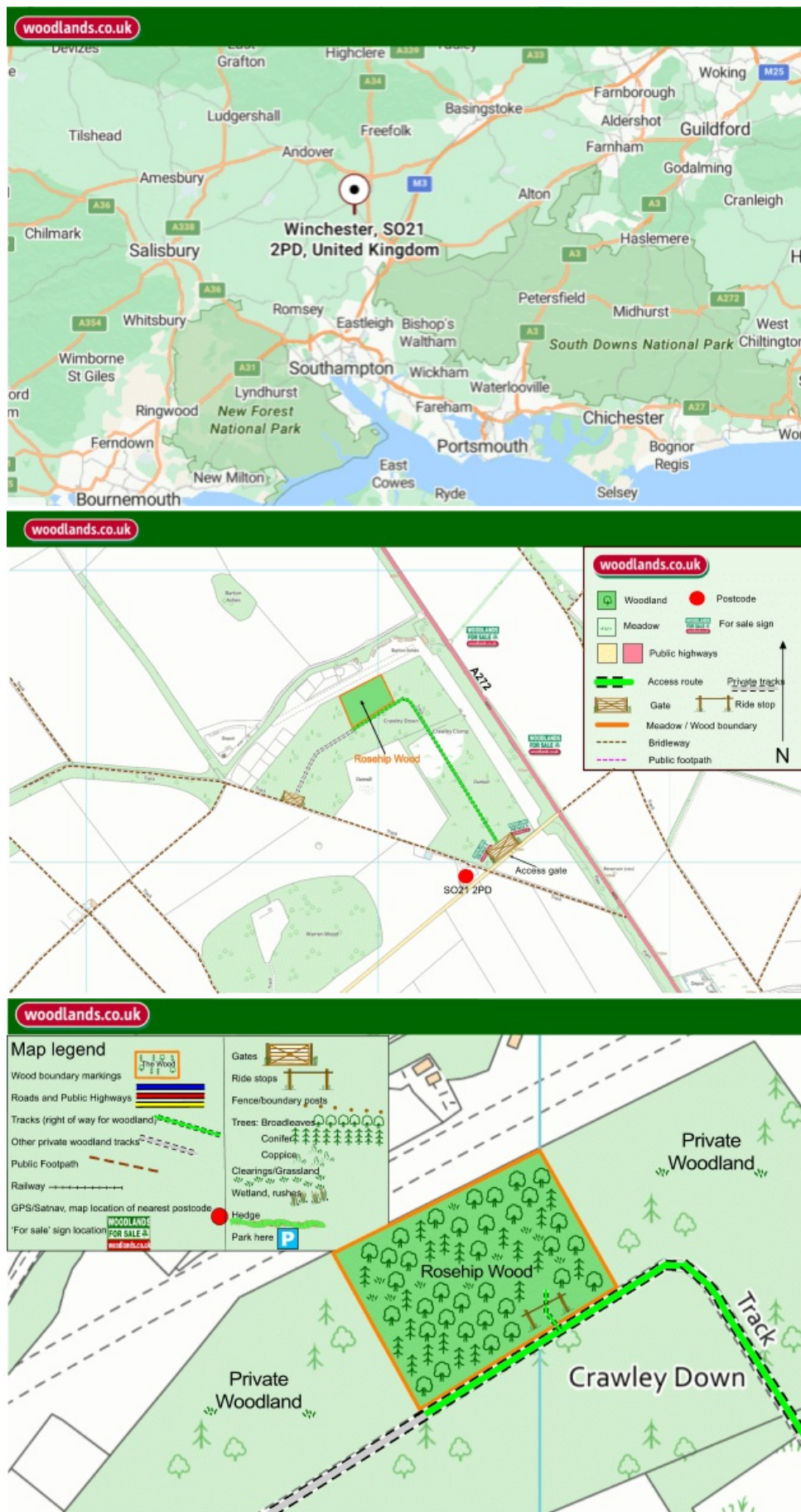
turning left onto the A272. After a further mile turn right towards Crawley and the main entrance to the wood will be found after a couple of hundred metres on your right. The gate here is kept locked but you can park to one side of the gate without obstructing the access. Contact Daniel (07780 900192 daniel@woodlands.co.uk) for the combination code for the padlock.

From the gate proceed straight ahead along the woodland track for 600 metres until it bears sharply to the left. After a further 100 metres you will see the red boundary markings and wood name sign at the entrance to Rosehip Wood on your right.

From the north and south leave the A34 just north of Winchester on to the A272 and head north for just over a mile until the left turn onto Crawley Road. The main entrance to the wood will be found after a couple of hundred metres on your right. Follow direction to the wood as above.

Boundaries:

Boundaries are indicated with orange coloured paint markings on posts and tree running through the wood to the east and west. To the south the boundary is formed by the edge of the access track and to the north by open ground.



Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You

should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.