



Sylvan Wood Hampshire

A fine example of a mixed woodland on level ground, set amongst other privately owned woods, looking out over open farmland.

Details

Price: £109,000 Freehold

Location: Crawley, Winchester, Hampshire

Size: About 4 acres for sale

OS Landranger: OS No 185

Grid ref: SU 440 364

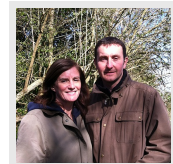
Nearest post code: SO21 2PD

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

Sylvan Wood is characterised by towering beech and the dense coverage of leaf litter that carpets the woodland floor beneath; providing a home for numerous invertebrates that take refuge here and make their homes in this fertile habitat. The few sounds that penetrate from the outside world are muffled by this natural insulation that gives the wood a feel of great tranquillity and stillness. Only the natural sounds of the forest pierce the silence, from the dawn chorus of birdsong in these rich avian breeding grounds to the screech of a lone buzzard at dusk and the wind in the trees.

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 beech trees at Sylvan Wood have reached magnificent proportions and the impressive Cedar here also plays its part in this mixed habitat, providing year round cover and protection. These trees, originally from the west coast of the USA were introduced into this country around the middle of the nineteenth century to populate the country estates of the wealthy. It is not just their ornamental value that made them remarkable but the durable timber is widely used in construction and contains a natural fungicide. The tree was highly prized in Native American culture for its versatility and as a symbol of strength and resilience.

Wildlife

Areas of dense thicket along the access track provide ideal cover for deer. Muntjac, roe and fallow deer can be seen roaming freely through the wood and often lie low until breaking cover only when disturbed, providing thrilling woodland encounters at very close quarters on occasion.

These thickets beside the open woodland tracks are important habitat corridors for butterflies and insects amongst grasses and flowers that proliferate here.

Access, tracks and footpaths

Notwithstanding such a peaceful location there is good access to Sylvan Wood along a well made track from a country lane. There is no public access through this wood or the neighbouring woodland. The surrounding area is well connected to the major road network.

Rights and covenants

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.

Local area and history

The wood takes its name from the Roman god of forests but nowadays is used more generally to encompass anything relating to woodland and trees. The open agricultural character of rural Hampshire has largely been given over to commercial farming practices and the refuge of the woodland at Sylvan Wood is now of critical importance in this landscape as a place for both wildlife and humans to find a place of temporary respite from life's daily demands.

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

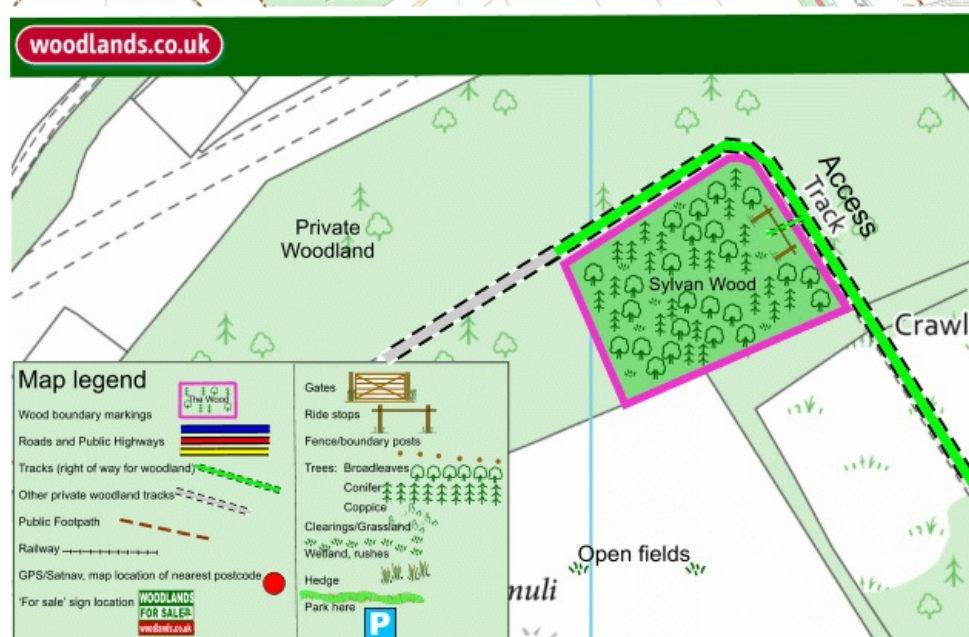
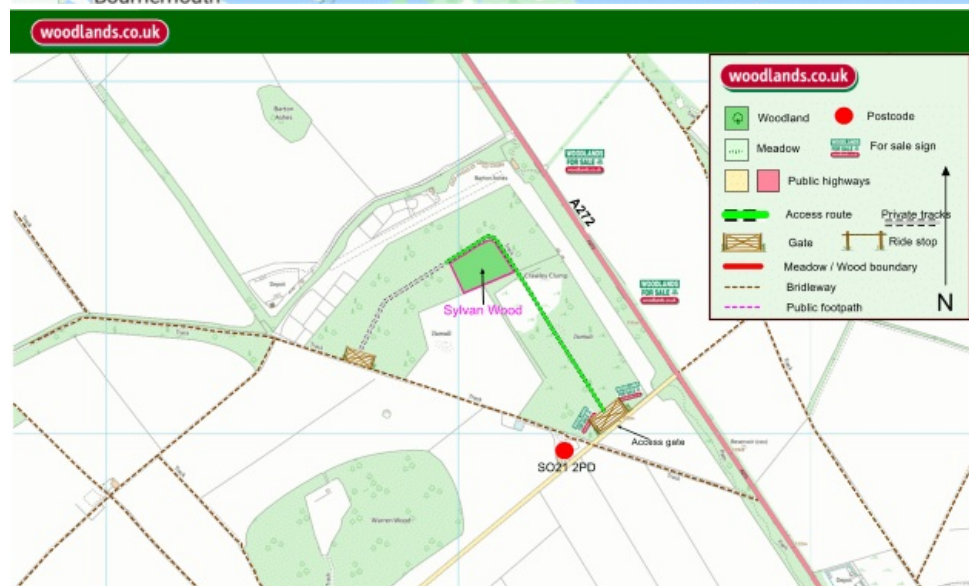
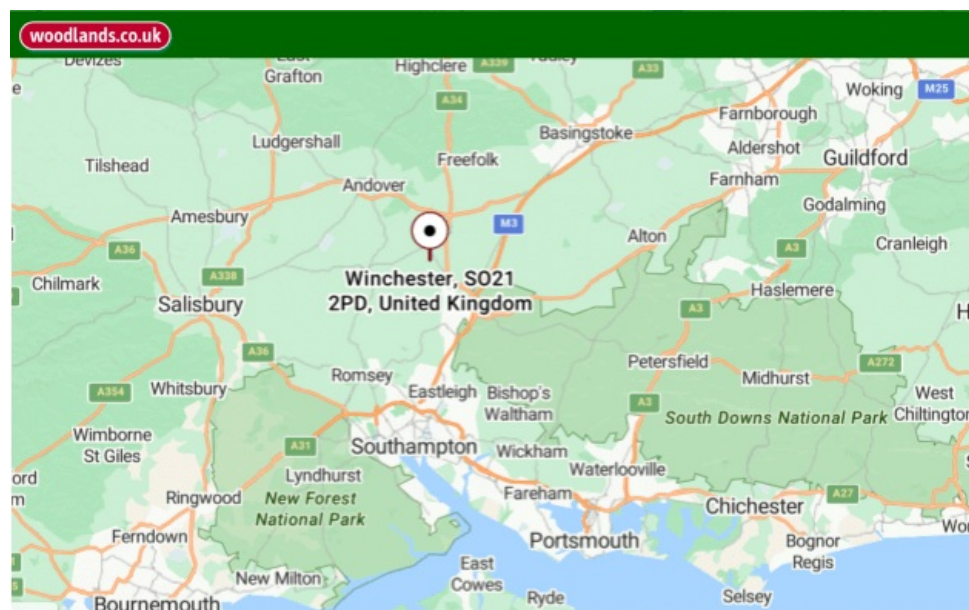
From the east leave the M3 heading west and join the A303 until Bullington Cross. Follow signs to Sutton Scotney heading south along Bullington Lane until signs for the A30. Head west along the A30 for a couple of miles on the Stockbridge Road until the turning left onto the A272. After a further mile 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 you see the pink boundary markings and wood name sign at the entrance to Sylvan Wood on your left.

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 by the track edge to the north and east and pink markings on posts and trees running through the wood to the west and south east. There is a boundary to open fields to the south.



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.