



## Axil Wood Hampshire

Whatever the season, this woodland in the agricultural heartlands of Hampshire provides a stunning vista of golden light and shadow amongst the towering trunks of mature beech.

### Details

**Price:** £109,000 Freehold

**Location:** Crawley, Winchester, Hampshire

**Size:** About 4 acres for sale

**OS Landranger:** OS No 185

**Grid ref:** SU 438 363

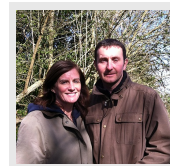
**Nearest post code:** SO21 2PD

### Local manager

**Daniel Sharp**

07780 900192

[daniel@woodlands.co.uk](mailto:daniel@woodlands.co.uk)



## Description

Located near the end of a long private woodland track, Axil Wood enjoys a peaceful spot at the edge of open fields. For centuries the seasons have come and gone and the woodland has seen the passing of many generations. They have supported both animal and human life in many different ways; as a source of wood fuel and building material and as a vital food supply. In more recent time they have also become a place of recreation and education.

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 of Axil Wood themselves provide important homes for the creatures of the forest. The furrows of gnarled bark have twisted and warped over the years; to form recesses for nesting birds and bats. Raised root systems, creep across the ground; holes and hollows are excavated by badgers and squirrels for homes within the sanctuary of the mighty beech. This wood also has the addition of an attractive mix of spruce to provide diversity, cover and interest. The budding silviculturalist will know that the wood takes its name from an 'axil', which is the upper angle between a plant's leaf or branch and the stem it attaches to, often containing an axillary bud where new growth, like a leaf, branch, or flower, can emerge.

## Wildlife

The fading sunlight of autumn is an enchanting time in the woods. The last of the summer greenery retreats into the woodland floor to seek refuge from the ravages of the coming winter.

There is however still life aplenty to be discovered in this mature beech woodland as small mammals make preparations and feed up on late summer provisions of seeds and berries. The moist air is now perfect for the fruiting fungal blooms on the deadwood of last year's fallen trees and the golden tumbling haze of autumn leaves provides the necessary ground layer of protection for a host of invertebrates.

## 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

Historically this area has been enjoyed by leading members of the clergy and the nobility due to its accessibility from the historic centres of church and state, Winchester and London.

Beyond the boundaries of Axil Wood neighbouring woodland is now enjoyed in private ownership. The wider surrounding area is made up of open countryside but with good access to local towns for essential supplies before a retreat to the woods.

## 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 for the combination code for the padlock.

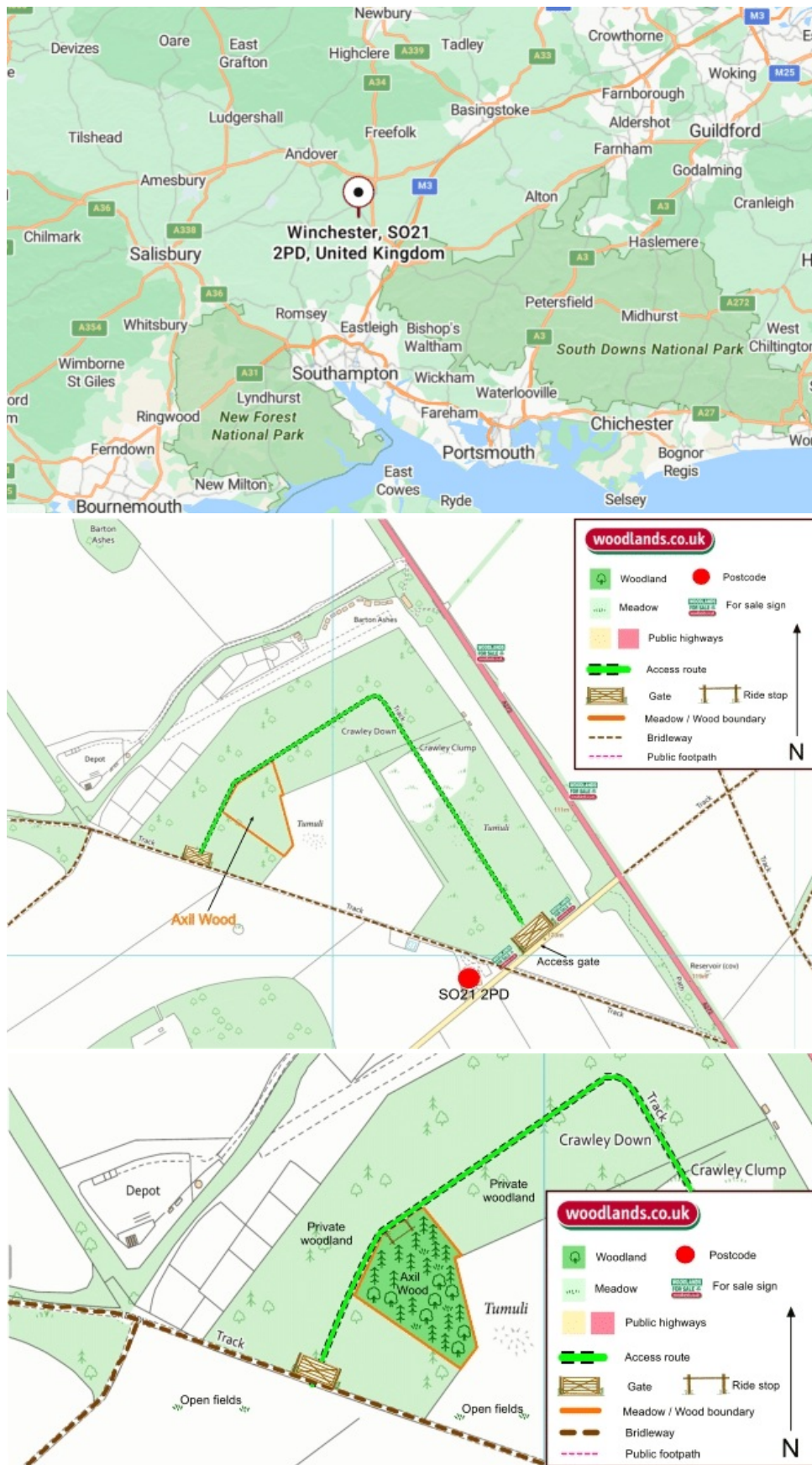
From the gate proceed straight ahead along the woodland track for 600 metres until it bears sharply to the left. After a further 400 metres you will see the orange boundary markings and wood name sign at the entrance to Axil Wood on your left.

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:

Indicative orange coloured markings run through the wood on posts and trees to the north east and south west and along the edge of the access track to the north west and open fields to the south east.



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.