



## Readen Pond Wood Hampshire

A breathtaking shimmering haven of tranquillity hidden within a stunning mature woodland.

### Details

**Price:** £195,000 Freehold

**Location:** Rotherwick, Hook, Hampshire

**Size:** About 16 acres for sale

**OS Landranger:** OS No 186

**Grid ref:** SU 723 562

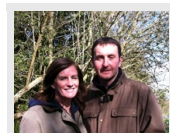
**Nearest post code:** RG27 9BP

### Local manager

**Daniel Sharp**

07780 900192

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



## Description

Referred to locally as Readen Pond on old maps, this body of water should perhaps be referred to as a lake to more accurately convey its scale. Although no formal distinction is defined between a pond and a lake it is generally accepted that in this regard size matters. Its longest point is almost three hundred metres and at fifty metres in width it is a substantial size of around two and a half acres.

This is an opportunity to release the imagination; for there are few such places that ever become available that have so much scope to engage with the natural world in all its diversity.

Nearby ponds at Rotherwick have been stocked with carp, bream, roach rudd and perch and the well established shore has great possibilities for [coarse fishing](#). The water here is expansive enough to enjoy exploration by rowing boat to observe the extensive waterborne activity at close hand.

Water is fundamental to all life and the lake attracts all manner of woodland creatures who depend upon this for their existence. The appeal for wildlife of all kinds is further enhanced by the shelter of the mature woodland that completely envelopes the lake. This natural protection has lead to high levels of bird activity that results here; able to feed undisturbed on this abundance.

Beyond the lake there is so much more to be enjoyed within the surrounding woodland. Giant oak and chestnut overlook a layer of holly, birch and hazel on level ground that is well drained via an established system of woodland streams. Ancient banks partially define the boundaries and views across neighbouring pasture bring morning sunlight to the woodland fringes.

Once beyond the wood the village of Rotherwick is close at hand with a choice of hostelrys. Just a few minutes in the other direction Hook provides a range of local services and access onto the M5, putting Readen Pond Wood within easy reach of Basingstoke, London and the South Coast.

*These particulars and plans were prepared by local manager Daniel Sharp.*

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.

---

## 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

There are two points of access into Readen Pond Wood

From junction 5 of the M3 follow signs for Hook on the B3349 which skirts around the town for a couple of miles over three roundabouts until a sharp right hand bend, where on this corner a minor road leads to Rotherwick.

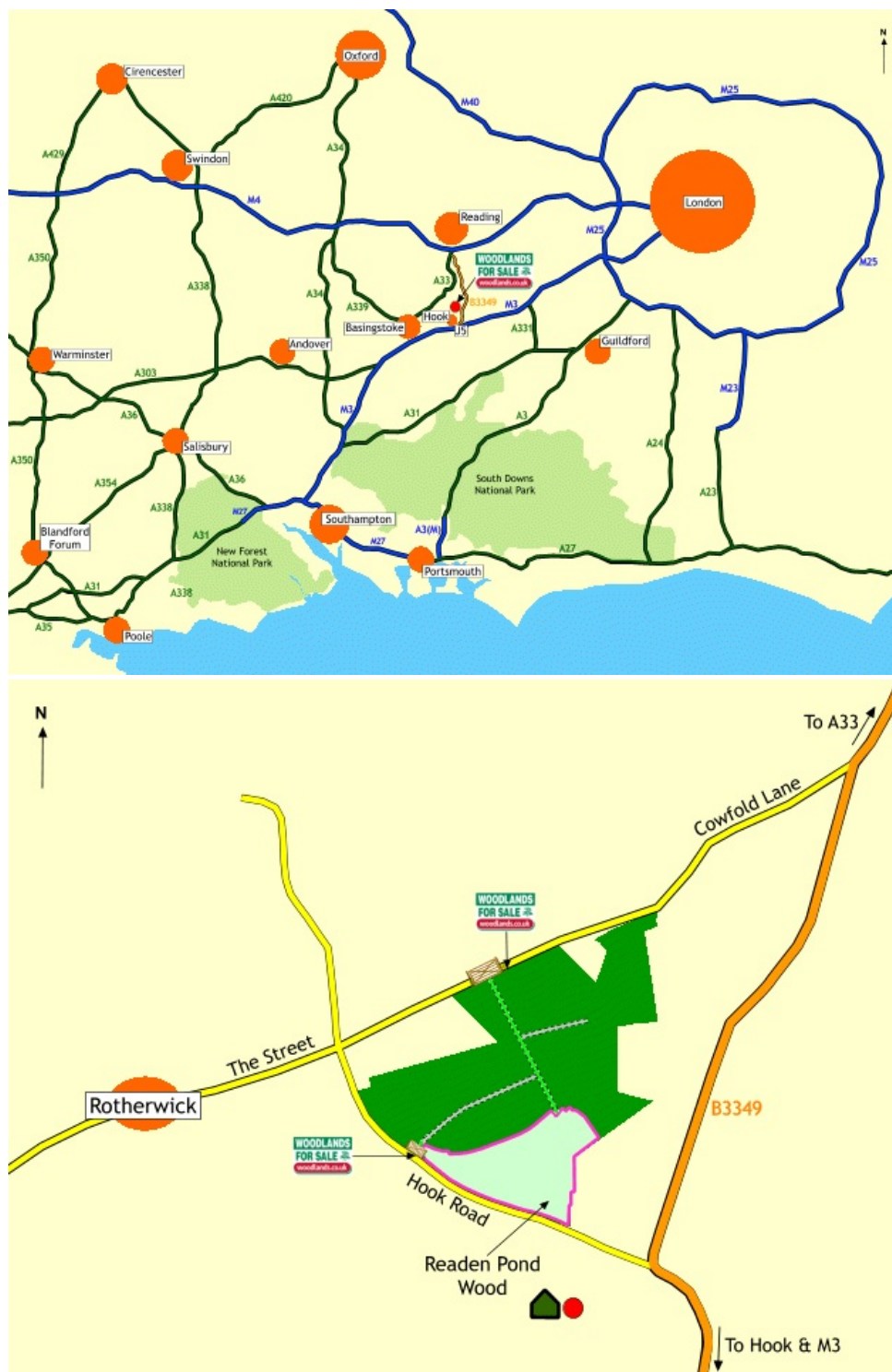
After less than a mile you will see a Woodlands.co.uk 'For Sale' board by a gated entrance into the woods. Beyond this locked gateway the coloured markings for Readen Pond Wood are on your right and there is an entrance after a further 100 metres.

To access the wood from the north continue along the road to Rotherwick, where, at the village crossroads turn right along Cowfold Lane. After approx 500 metres there is a gateway into the woods and a Woodlands.co.uk 'For Sale' board. You can park in this entrance taking care not to obstruct the access. You will need to climb the gate and continue on foot into the woods straight ahead along the woodland track for 200 metres ignoring a turning on the left. After a further 200 metres the track ends and the entrance to Readen Pond Wood is on your right.

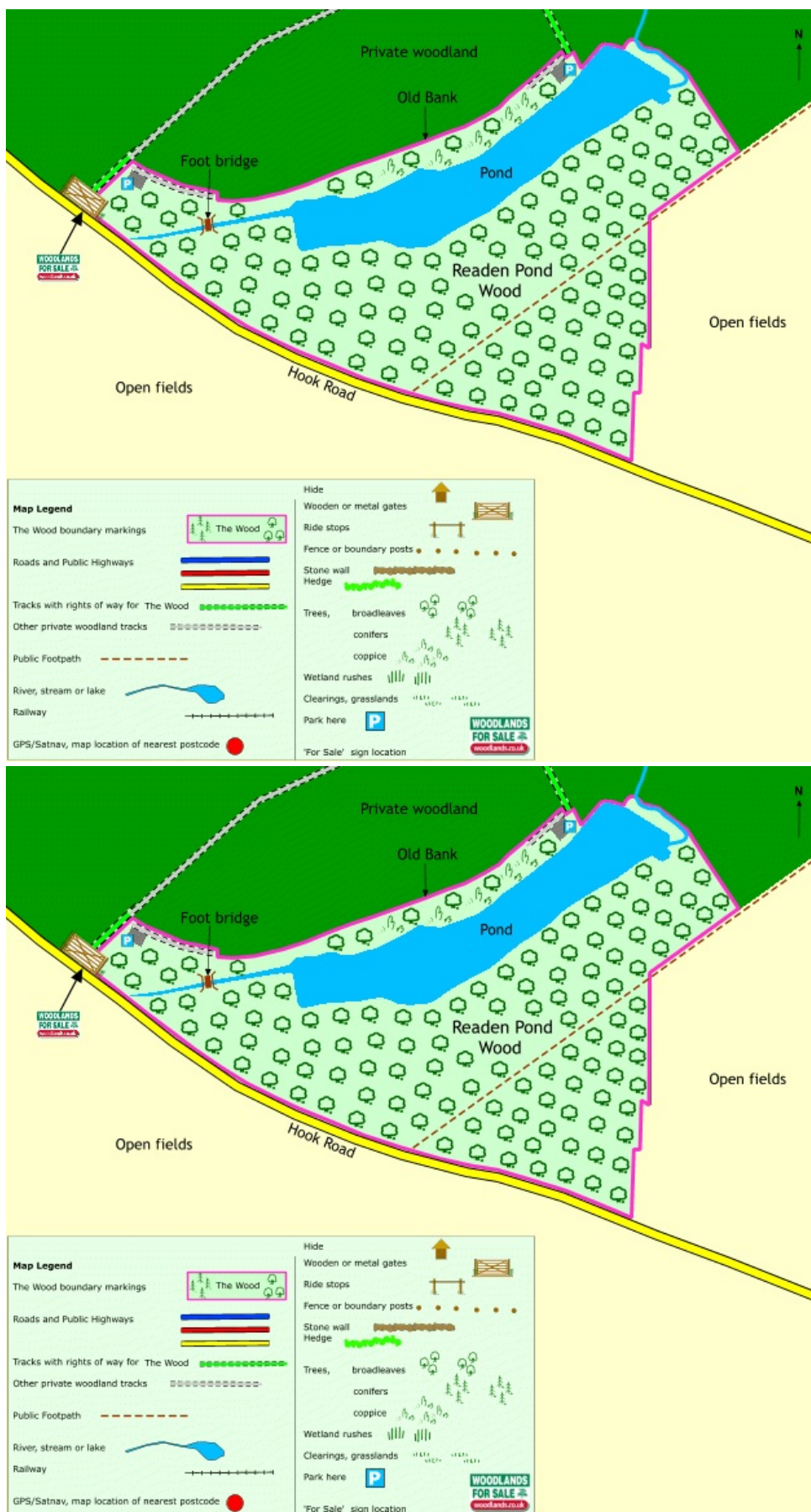
Sat Nav / GPS note: The post code RG27 9BP is for the point shown on the location map by the red dot.

## Boundaries:

The boundaries are marked with pink coloured markings on trees and posts. To the north an ancient bank runs along the boundary and to the south west is the village road to Rotherwick. To the east and south east is a bank running through the woods where it borders neighbouring woodland and then open fields. To the north east there is a line of posts and a woodland stream.







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.