



 Southampton Road

*Ringwood BH24 1JG*

S P E N C E R S









## The Property

This stunning home has been meticulously improved and extended by the current owners to create a spacious and stylish property, perfectly designed for modern family living whilst retaining a wealth of original charm.

Ideally located for easy access into Ringwood town centre and local schools, the house offers the perfect balance of convenience and comfort.

The ground floor provides a wonderful sense of space and flexibility, with three generous reception rooms including a cosy sitting room, with original fireplace and a highly practical study.

The superb open plan kitchen/dining/family room is the heart of the home, thoughtfully designed with shaker-style cabinetry, natural wooden work surfaces and integrated appliances. There is also a formal dining room, with double doors opening onto the rear patio. A cloakroom completes the ground floor accommodation.

Upstairs, there are three well-proportioned double bedrooms. The principal suite benefits from its own private en-suite shower room whilst bedroom two and three are served by a stylish four-piece family bath/shower room.



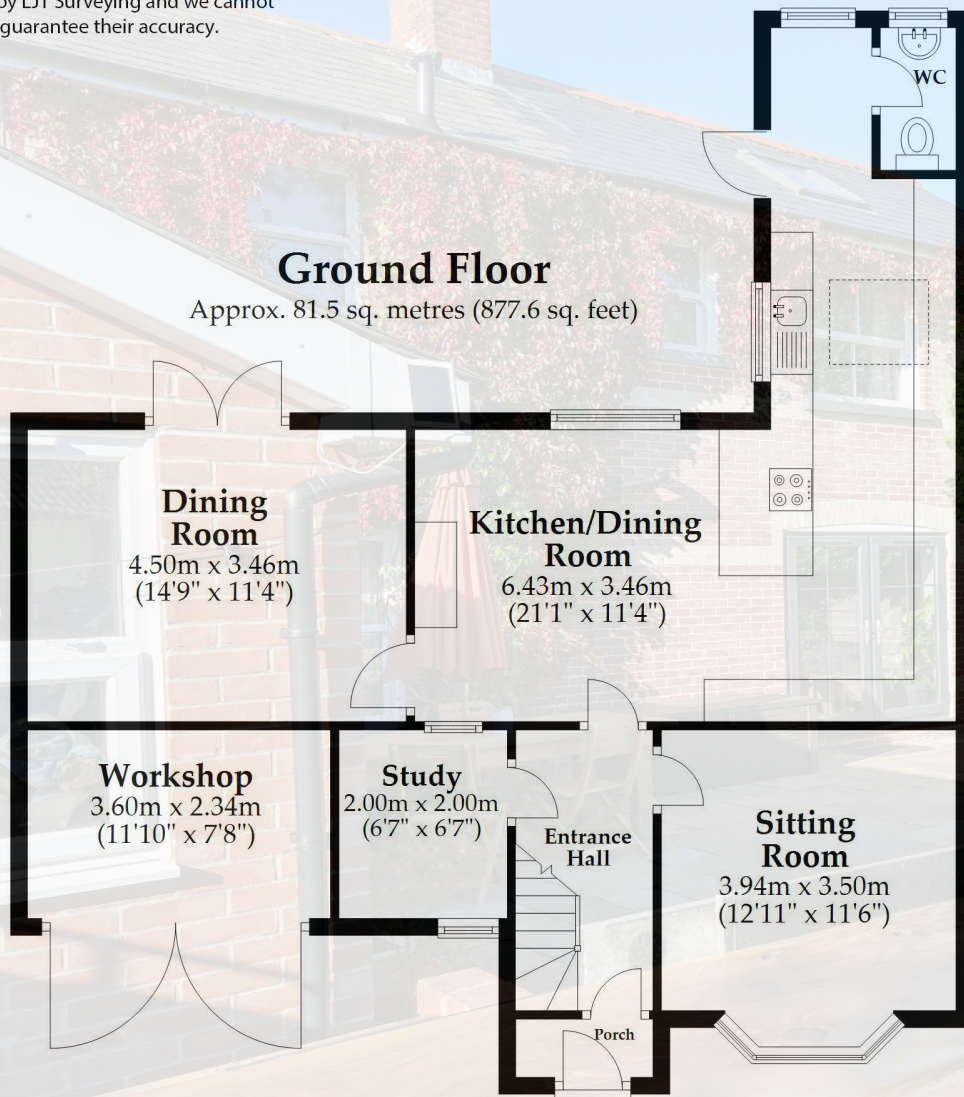


## FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

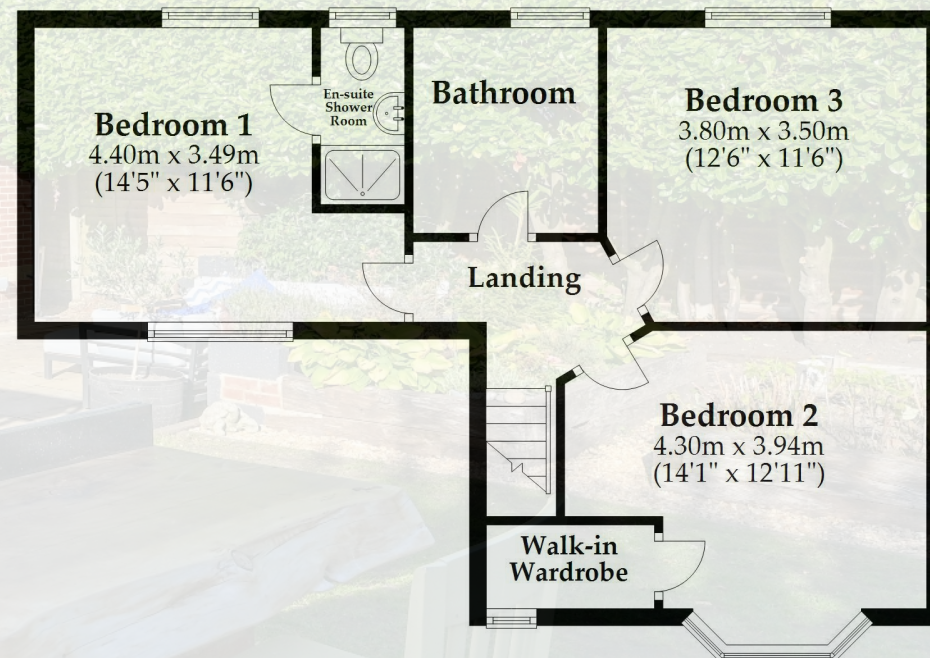
### Ground Floor

Approx. 81.5 sq. metres (877.6 sq. feet)



### First Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Total area: approx. 136.6 sq. metres (1470.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood









## Additional Information

- Tenure: Freehold
- Council Tax Band: C
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: E Current: 48E Potential: 78C
- Superfast broadband with download speeds of up to 1800 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

## The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors' surgeries, dentists, and all three Ringwood Schools. It is also just on the edge of the beautiful New Forest, offering thousands of acres of natural heath land and woodland, ideal for walking, cycling, and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes, and restaurants, as well as two well-known supermarkets, a health club and a leisure centre. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and international airports in both Bournemouth and Southampton.







## Grounds and Gardens

The rear garden extends to around 55ft and enjoys a sunny, southerly aspect. Landscaped and carefully designed, it provides a private haven for alfresco dining and outdoor entertaining. To the front, the graveled driveway offers extensive parking and leads to a garage/workshop.

## Directions

From the main roundabout, exit onto Southampton Road, crossing over the flyover. Stay on this road until you reach a mini roundabout and continue straight here for about 100 meters before coming to the property on your right hand side, indicated by our for sale board.



## Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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