



**Egmont Drive**

*Avon Castle, Ringwood, Hampshire, BH24 2BN*

**SPENCERS**  
NEW FOREST





A five bedroom contemporary detached residence of over 4000 sq ft, situated within the exclusive residential location of Avon Castle.

This individual home, which was built to a very high specification by local builders, has been beautifully maintained by the current owners and stylishly finished throughout.

The generous living accommodation benefits from a superb open plan kitchen, dining and living area with stunning porcelain tiled floors all with under floor heating.

The property further benefits from modern Villroy and Bosch bathroom suites, carefully landscaped gardens, generous parking and an attached triple garage.



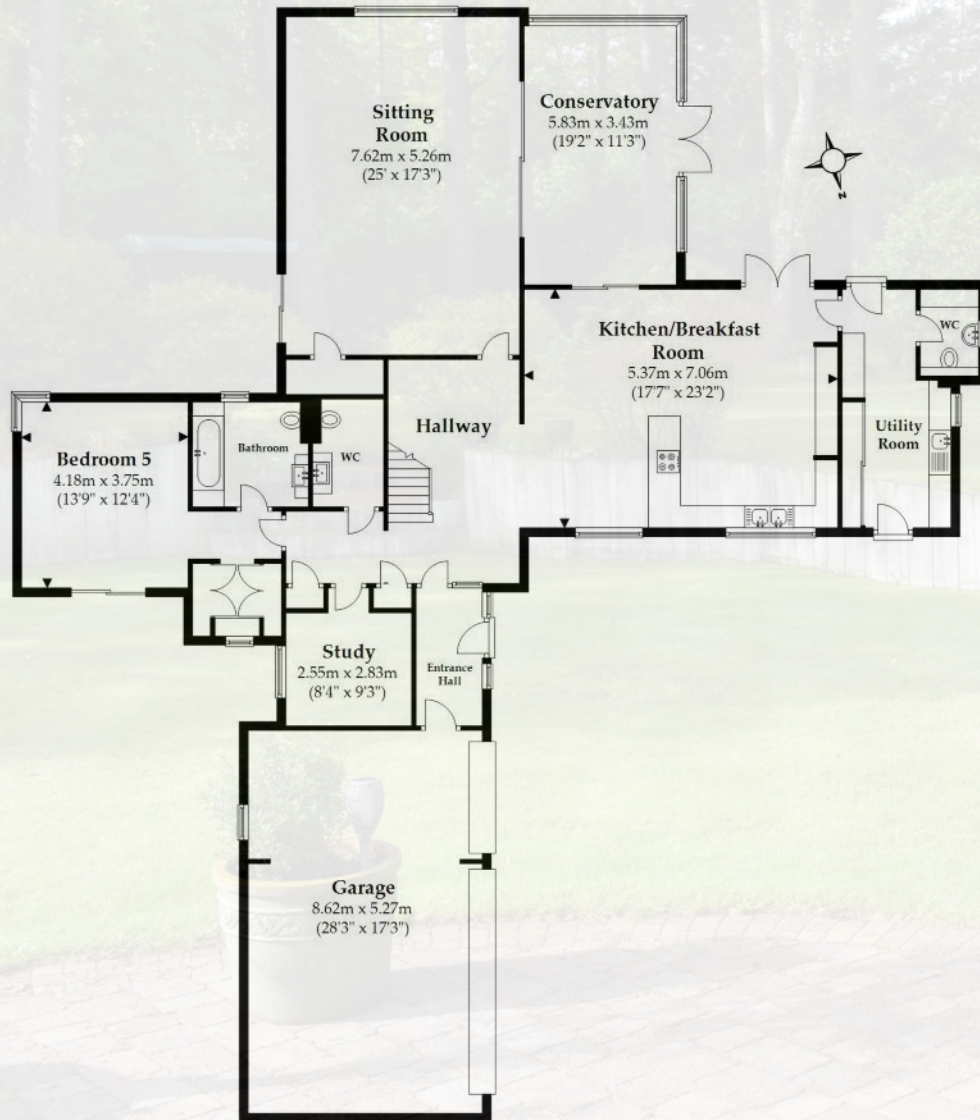
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# FLOOR PLAN

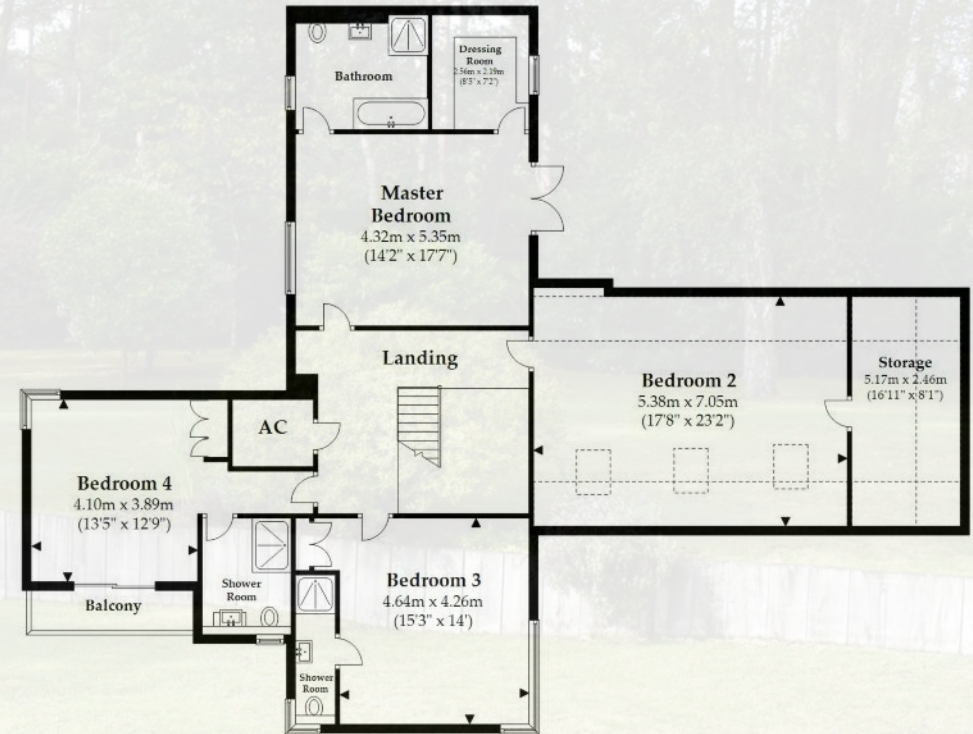
## Ground Floor


Approx. 227.9 sq. metres (2453.2 sq. feet)



## First Floor

Approx. 162.0 sq. metres (1743.3 sq. feet)



Total area: approx. 389.9 sq. metres (4196.6 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



## The Property Continued ...

From the enclosed entrance porch there is access to the attached triple garage and to the reception hall, which is open plan to the stunning kitchen and dining area, finished with beautiful Porcelain tiled floors. The kitchen area is fitted with a range of quality units with granite work surfaces over. Neff integrated appliances include a double combination oven and a separate steam oven, coffee dispenser, fridge, dishwasher, inset four ring hob, wine cooler and a twin sink unit with waste disposal.

The separate utility room benefits from additional storage cupboards (one housing the gas fired boiler) and additional sink with water softener, with space and plumbing for a washing machine and dryer. Double doors from the dining area open onto the delightful gardens, whilst further doors lead into the adjacent conservatory, which has a vaulted ceiling, fitted blinds and Porcelain tiled floors.

The triple aspect living room features concealed lighting inset within the ceiling and a stylish wood burning stove, with sliding doors opening onto the gardens and double doors returning to the conservatory. Further ground floor accommodation includes a useful study with built in furniture, and a ground floor bedroom with built in bedroom furniture and a modern en-suite bathroom.

A bespoke oak staircase rises to the first-floor part-galleried landing featuring a vaulted ceiling and Velux windows providing additional natural light. Three of the four generous first floor bedrooms have the benefit of a quality en-suite bathroom, each fitted with a luxury Villeroy and Boch suite.

The impressive double aspect master bedroom comprises a walk-in dressing room with fitted furniture and a stunning bathroom, including a walk-in shower with concealed LED lighting and porcelain wall and floor tiles. The guest suite, with its bright double aspect, comprises a balcony. The fourth bedroom is serviced by the family bathroom and is currently used as a games/hobbies room.













## Grounds & Gardens

The property is accessed through double electric gates to a large secure parking area and triple garage, with two electric roller doors. The carefully landscaped gardens are arranged over two levels, consisting of sweeping lawns interspersed with individual plants and trees, with flowering borders and an extensive paved terrace adjacent to the rear of property, ideal for alfresco dining during the summer months. The private, sunny aspect gardens are enclosed by mature hedging and have been designed for low maintenance.

## The Situation

Avon Castle is an exclusive residential area set in the beautiful Avon Valley which borders the charming market town of Ringwood. Still home to the stunning castle, today Avon Castle is known as an up market private residential area where many of the mid-20th century properties have been replaced with substantial architect designed homes. The exquisite location is accessed along an established rhododendron-lined drive, offering the feeling of seclusion and privacy, yet is conveniently situated just one and a half miles west of Ringwood with excellent road links.



## Directions

Exit Ringwood onto the A31 heading west. Take the exit signposted to Verwood and just before the flyover turn left onto Hurn Lane. Continue along this road for approximately a mile and a half, passing the entrance to Avon Castle on your left, and turn left into Avon Avenue; the property will be found on your right hand side, on the corner of Egmont Drive.



## The Local Area

Ringwood is an historic market town located on the edge of the New Forest National Park, within a short drive of the coast. Offering an excellent selection of independent and high street shops, cafes and restaurants, as well as two supermarkets and two leisure centres. For the commuter, the easily accessible A338 and A31 provide convenient routes to the larger coastal towns of Bournemouth and Christchurch (approx. 8 miles south), Salisbury (approx. 18 miles north) and via the M27 to Southampton (approx. 17 miles east). London is approximately a two hours drive via the M27 and M3. There are international airports at both Bournemouth and Southampton, with regular National Express coaches departing from Ringwood to London Victoria., Bournemouth and other attractive market towns. The nearby New Forest and Ringwood forest offer thousands of acres of natural heath and woodland, ideal for walking, cycling and horse riding.

## Services

Energy Efficiency Rating: B Current: 81 Potential: 85  
All main services are attached to the property  
Council Tax Band: G



## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest 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 for 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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