



Boundary Cottage

272 Christchurch Road, Ringwood, BH24 3AS

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NEW FOREST





The Property

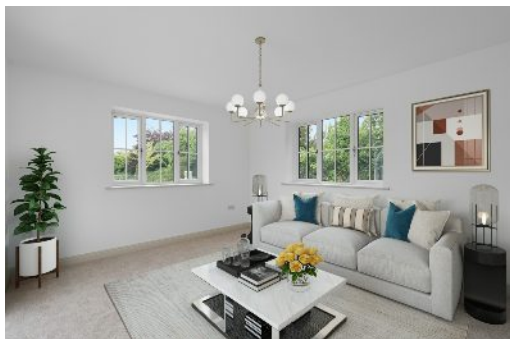
A beautifully appointed brand-new detached cottage, completed to an exacting standard and set on the southern edge of Ringwood, close to forest walks and within easy reach of excellent local amenities including David Lloyd Health & Leisure Club. This thoughtfully designed three-bedroom home combines energy-efficient features, quality finishes, and timeless architectural style, offering an ideal main residence, downsizer, or long-term investment.

The property is approached via a block-paved path and features a covered portico-style entrance porch, leading to a welcoming reception hall with high-quality finishes, built-in storage, and access to all principal ground floor rooms.

The living room is triple-aspect and enjoys excellent natural light, with French doors opening directly onto the rear garden. The kitchen/dining room is equally impressive, fitted with a comprehensive range of Shaker-style units, Oyster White Stardust quartz worktops, and a full suite of integrated Neff appliances, including induction hob, oven, grill, fridge/freezer, dishwasher, and washing machine.

A cloakroom and utility store housing the solar inverter, underfloor heating manifold, and Glow-Worm gas boiler complete the ground floor.

Upstairs, the principal bedroom enjoys open easterly views across farmland and benefits from a luxurious en-suite shower room, while two further bedrooms are served by a stylish family bathroom, all finished with modern tiling, vanity storage, and chrome fittings. There is also access to a fully insulated loft.



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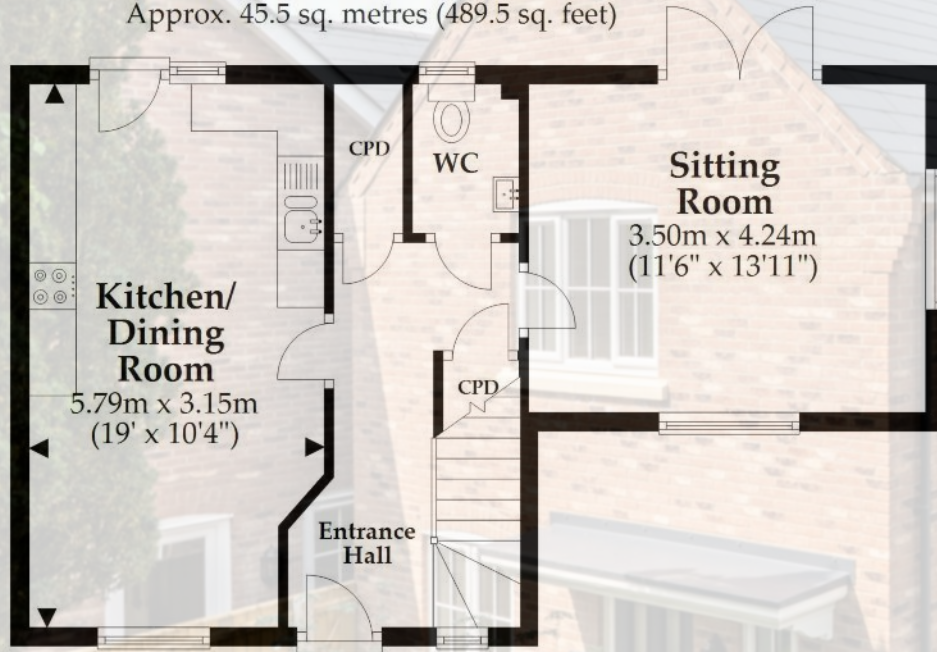


FLOOR PLAN



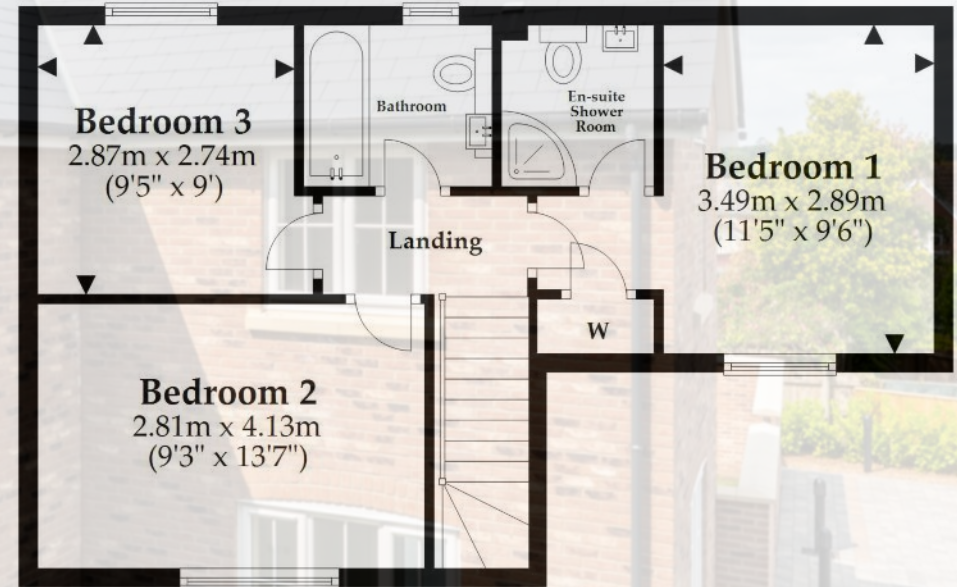
Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Important Information

By prior appointment only with the vendor's selling agents Spencers Property.

Spencers Property 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.



Key Features

- Three Bedrooms, Two Bathrooms
- Shaker-Style Kitchen with integrated Neff appliances & quartz worktops
- A-Rated EPC – solar PV system & efficient Glow-Worm gas combi boiler
- Underfloor Heating (Ground Floor)
- West-Facing Landscaped Garden with Porcelain Patio
- EV Charging Point & Ample Private Parking
- Detached Garage Available by Separate Negotiation
- 10-Year ICW Structural Warranty
- Superfast Fibre-to-Premises Broadband

Outside

The landscaped rear garden faces west and measures approximately 35' x 26'8". It is enclosed by brick walling and close-boarded fencing, with a stone-coloured porcelain patio, turfed lawn, and gate leading to the allocated parking area. There is an external water tap and a generous area of garden extending around the front and side of the house.

A detached garage is available by separate negotiation.





The Local Area

Boundary Cottage occupies a convenient and highly desirable position on the southern outskirts of Ringwood, with immediate access to scenic forest walks and proximity to a wide range of town centre amenities. Ringwood offers an attractive mix of independent retailers, cafés, and restaurants, alongside high-quality schooling and major supermarkets including Waitrose and Lidl.

The nearby David Lloyd Club is within walking distance, and the property benefits from excellent road links via the A31, giving direct access to Bournemouth, Southampton, and London via the M27.

Directions

From Ringwood town centre, proceed south on Mansfield Road. At the mini-roundabout, take the first exit onto Christchurch Road. Continue through two further roundabouts and turn right onto Hampshire Hatches Lane shortly after the Moortown petrol station. Follow the lane to the left; Boundary Cottage will be found at the end.

Services

Energy Performance Rating: A

Council Tax: D

Tenure: Freehold

Services: All mains services connected

Electric Vehicle (EV) Charging Point: Yes

Solar Panels: Yes

Broadband: Superfast FTTP available

Mobile Coverage: No known issues, please contact your provider for clarity

Warranty: 10-Year ICW Structural Warranty



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

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