



Broadshard Lane *Ringwood, BH24 1RR*

SPENCERS
NEW FOREST





The Property

A handsome late nineteenth-century house located in one of the best roads in Ringwood, which is beautifully presented throughout and includes a two-storey rear extension and a generous, private rear garden.

This four-bedroom home retains many of the original period features, including cast iron fireplaces, lovely stripped wood floors and original door furniture.

This home would suit a family looking for a superb living area, with a stunning open-plan kitchen/dining room and three reception rooms, creating the perfect space for living and working from home.

- Appealing entrance hall with restored coloured encaustic tiled floors.
- Generous ground-floor cloak/shower room, which includes an attractive period-style washstand, with oyster-style slate floors.
- Living room, situated to the rear aspect, with an inset “cassette” style recessed wood-burning stove. Adjacent built-in cupboard housing the water softener and consumer unit.
- Study/music room to the front aspect, with a period cast iron fireplace and fitted gas fire.
- Open-plan kitchen, fitted with a superb range of base, wall, and drawer units, complemented with Quartz worktops.
- A central island unit providing additional workspace, along with a Belfast sink and Monobloc tap.
- Built-in appliances include a dishwasher, fridge/freezer, Rangemaster dual-fuel cooker, wine cooler, cupboard housing the gas-fired boiler, cloaks cupboard, larder cupboard and utility with additional storage.
- Attractive dining area with a vaulted ceiling and very smart engineered oak-style floors, with an aspect overlooking the private garden.
- Sitting room to the front aspect with a centrepiece fireplace and wood-burning stove, plus a bay window.







The Property Continued

- Stairs lead to four first-floor, double bedrooms and fully boarded loft hatches, giving access to a partly boarded loft void.
- The principal bedroom is split-level and has a range of built-in bedroom furniture, en suite with a modern three-piece suite, including a generous oversized shower unit.
- The guest bedroom, with an aspect over the rear garden, benefits from an en suite shower room with Jack-and-Jill doors to the fourth bedroom.
- The family bathroom boasts a modern five-piece suite, which includes a panelled bath and a generous shower. The third bedroom, with a cast iron fireplace, has an attractive aspect to the front garden.



Grounds & Gardens

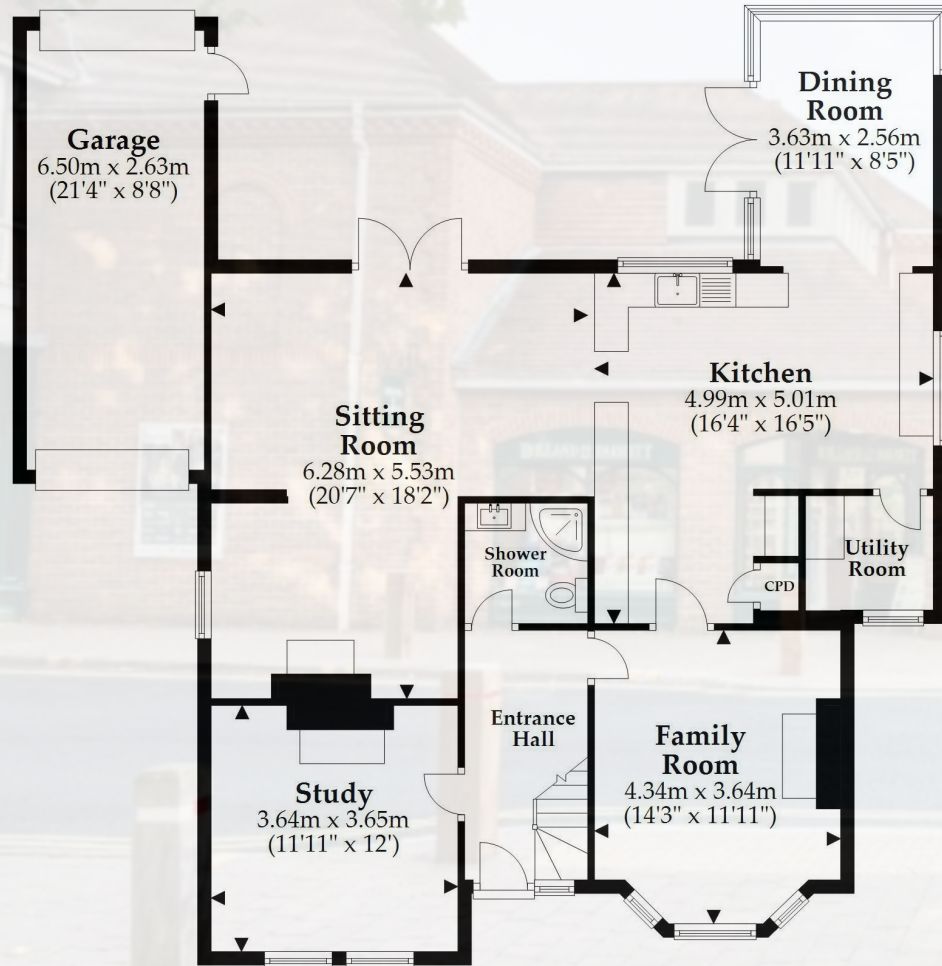
The front garden has off-road parking, with access to the garage via electric doors, where an EV charging point can be found. The rear garden is very private and comprises a lawn interspersed with various borders, shrubs, small trees and ground-covering plants. A terrace is located adjacent to the rear of the house, with a further terrace at the bottom of the garden. Garden shed with light, power and internet connection.



FLOOR PLAN

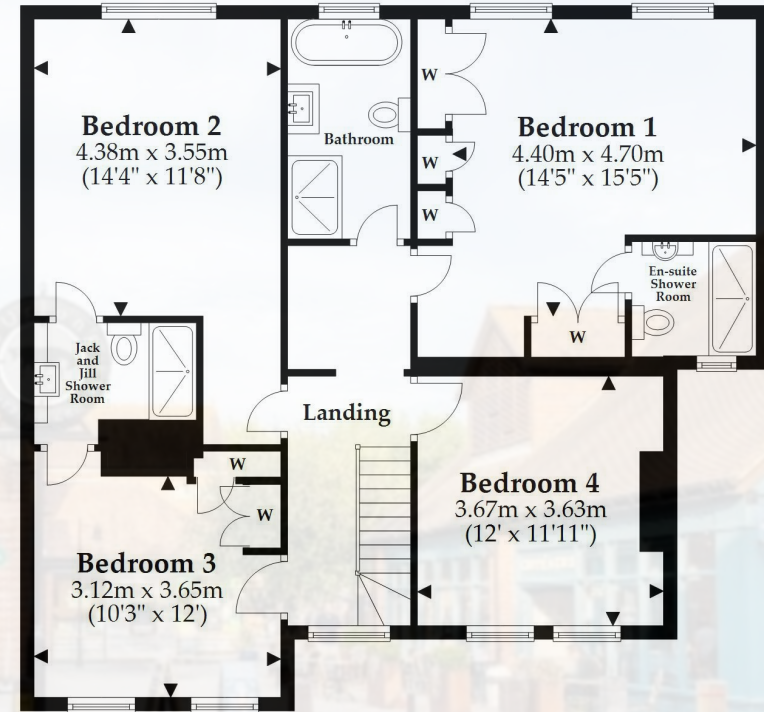
Ground Floor

Approx. 122.5 sq. metres (1318.3 sq. feet)



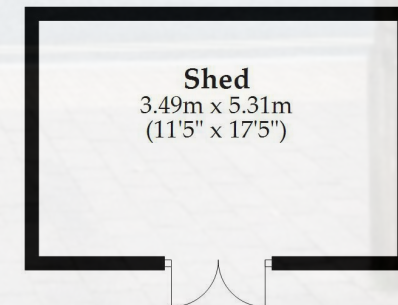
First Floor

Approx. 93.9 sq. metres (1010.5 sq. feet)



Outbuilding

Approx. 18.5 sq. metres (199.5 sq. feet)



Total area: approx. 234.9 sq. metres (2528.2 sq. feet)

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



Additional Information

Council Tax Band: G
Tenure: Freehold
Mains electric, gas, water and drainage

Energy Performance Rating: D Current: 67D Potential: 77C

Ultrafast broadband with speeds of up to 1800 Mbps available at the property

Newly fitted boiler, (2022) with 7 years warranty

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.

Directions

From the main roundabout, take Southampton Road, crossing over the flyover, and stay on this road until you reach a mini roundabout. Turn left into Broadshard Lane, continue along this road, and you will find the property on your right.

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



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

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