



Admiral Place

Winkton, Christchurch, BH23 7BT

SPENCERS
NEW FOREST





The Property

A simply magnificent three/four bedroom residence built in 2017 and offering 2400 sq ft of luxurious accommodation. Admiral Place is a New England style residence has been built to an outstanding specification, with premium living technology such as under floor heating throughout, Cat cabling with Wi-fi boosters and solar panels. A southerly facing, private rear garden benefits from sublime rural reviews. This bespoke development of only four luxurious homes, blends contemporary living with a peaceful village location.

A large sweeping block paved driveway provides superb parking for numerous vehicles. A separate pedestrian block paved path runs parallel then provides access to a impressive regency style front door. This opens into a large galleried entrance hallway which allows access to:-

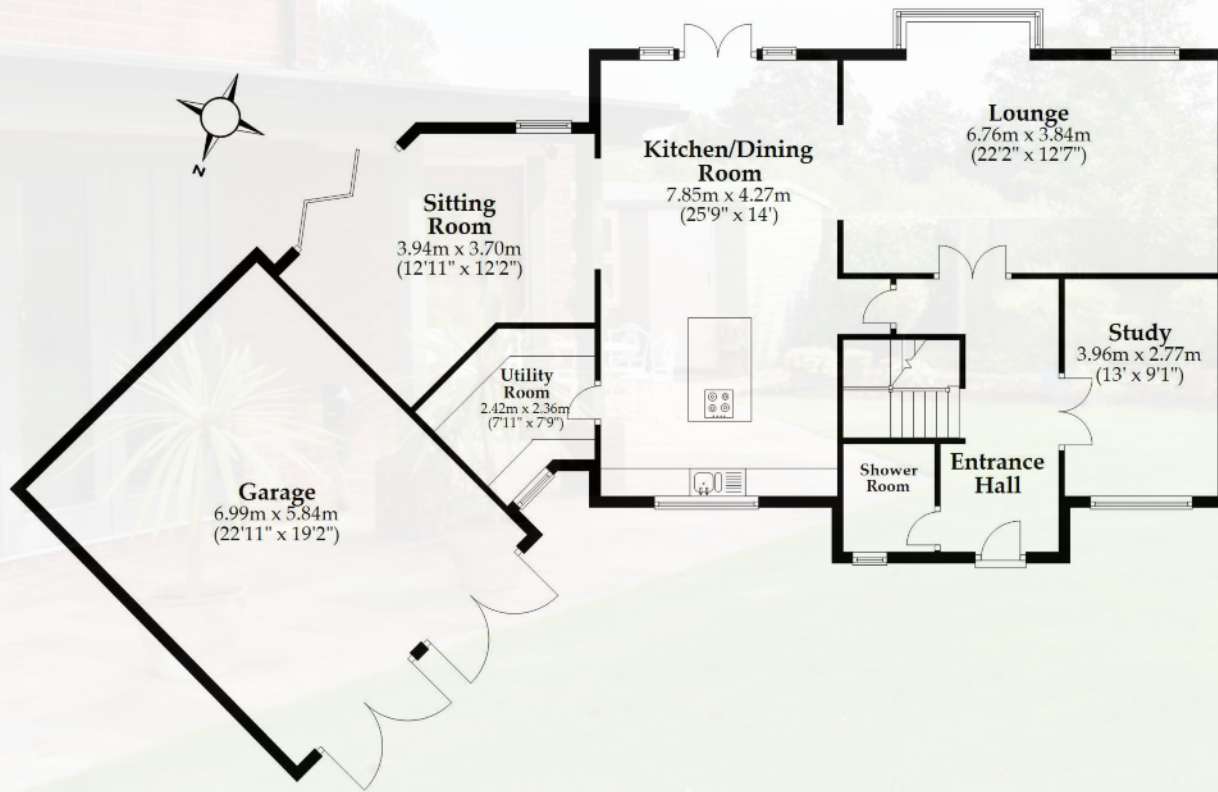
- Ground floor cloakroom incorporating a shower unit
- Office/ snug / bedroom four - ideal for ground floor guests
- Tranquil and impressive sitting room with a delightful outlook over the rear garden.
- Simply stunning kitchen / lounge / diner benefitting from an exquisite quartz work surface with breakfast bar adjoining the central island. The kitchen area houses integrated NEFF appliances throughout and provides access into the utility room. The area incorporates high quality tiled flooring throughout with the dining space offering access to the rear garden via French doors with casement windows to either side. The lounge region offers a light and spacious area maximised from a class roof lantern as well as bi-folding doors that lead onto the rear patio and southerly facing garden
- The carpeted oak wrap around staircase with glass panelling and steel balustrades lead upstairs to :-
- A delightful landing presents space for an office before providing access to three glorious bedroom suites
- The principal bedroom benefits from a glorious south easterly aspect over two adjacent walls. The easterly aspect houses French doors and a Juliette balcony providing far reaching rural views. There is a large walk through dressing room which leads to a sublime en-suite bath and shower room.
- The two further guest rooms both house their own en-suite shower rooms and bedroom two enjoys fitted wardrobes.



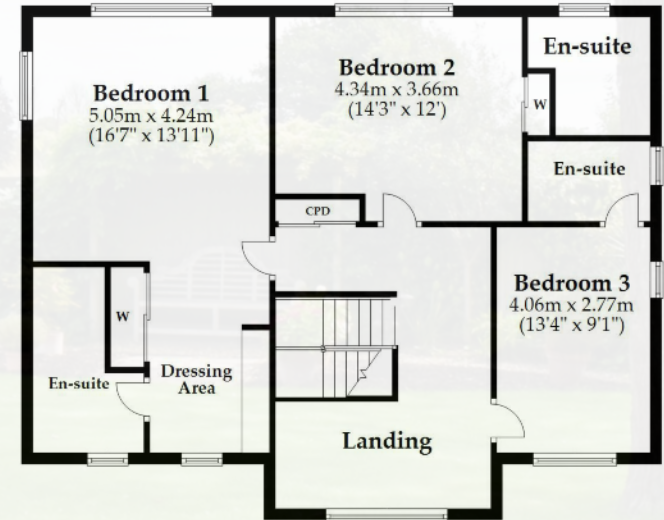
FLOOR PLAN

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

Ground Floor

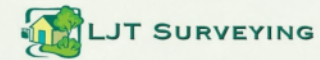


First Floor



Total Floor Area: approx 223.15 sq. metres (2402 sq. feet)

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







The Property Continued...

Some further features of the property include thermostatic controls to the underfloor heating in each room, a sprinkler system to the ground floor, Wi-fi boosters, burglar alarm, solar panels and a sizeable double garage with superb loft space above. The development offers quiet enjoyment with an age restriction of 55 and over for existing and future residents.

There is also planning permission to create a 5th bedroom suite above the double garage area to incorporate both a dressing room and an en-suite shower room.



Directions

Exit Ringwood along the B3347, Old Chistchurch Road, heading south towards Christchurch. Continue for approximately 5 miles, passing through the Hamlets of Kingston, Avon and Sopley. After the one-way system at Sopley, proceed for a further half a mile and after passing Burley Road on your left, the entrance to Homefield Park can be found on your left hand side.

Services

Energy Performance Rating: B Current: 88 Potential: 88
Council Tax Band: G
All Mains Connected
Available download speeds of up to 41 Mbps (Superfast)



Grounds & Gardens

Outside, there are glorious sweeping lawns to the rear of which benefit from well planted borders that highlight the stupendous views beyond. To the right hand side of the garden is an excellent arched walkway / vinery. The rear patio offers partial shade and tranquillity via an American style overhang. There is a good quality shed and enclosed side access which rounds off the magnificent property and plot.

Situation

The village of Winkton is located on the edge of the Avon Valley, and close to the New Forest National Park offering 140,000 acres of heath and woodland for a range of outdoor pursuits. The medieval town of Christchurch is only 2 miles distant, and offers a comprehensive range of shops, boutiques, restaurants and a natural harbour, with two sailing clubs a rowing club, and beautiful beaches. There are excellent schools nearby, both state and private. The Market town of Ringwood is 6.5 miles north providing rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is some 15 minutes drive away and Christchurch Railway Station is just 10 minutes away.

Viewing

By prior appointment only with the vendor's 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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com