



Cunningham Close

Ringwood, BH24 1XW

S P E N C E R S



The Property

Set at the end of a quiet terrace, this inviting home begins with a bright and entrance hall, ideal for coats and shoes, leading into a spacious, light-filled living room. Warm and welcoming, it's perfect for family time or quiet evenings, with an open-plan layout flowing into the kitchen. There is also a small side conservatory, currently used as a utility area which also serves as an additional entrance.

The kitchen is the heart of the home, combining style and function with ample units, generous worktops and space for dining. Rear doors provide direct access to the garden, making indoor-outdoor living easy and ideal for entertaining.

Upstairs are three bedrooms. The main bedroom features built-in wardrobes, while the second bedroom offers additional fitted storage. The third bedroom is ideal as a home office or dressing room. A modern family bathroom, with three piece suit completes the upper floor.



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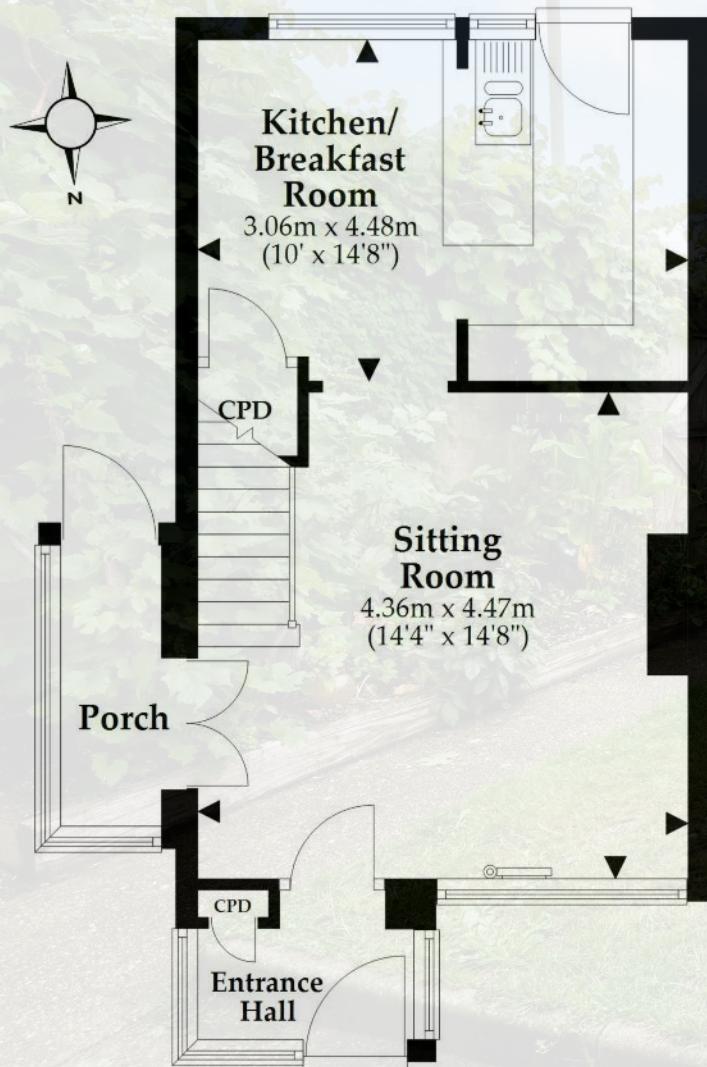
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FLOOR PLAN

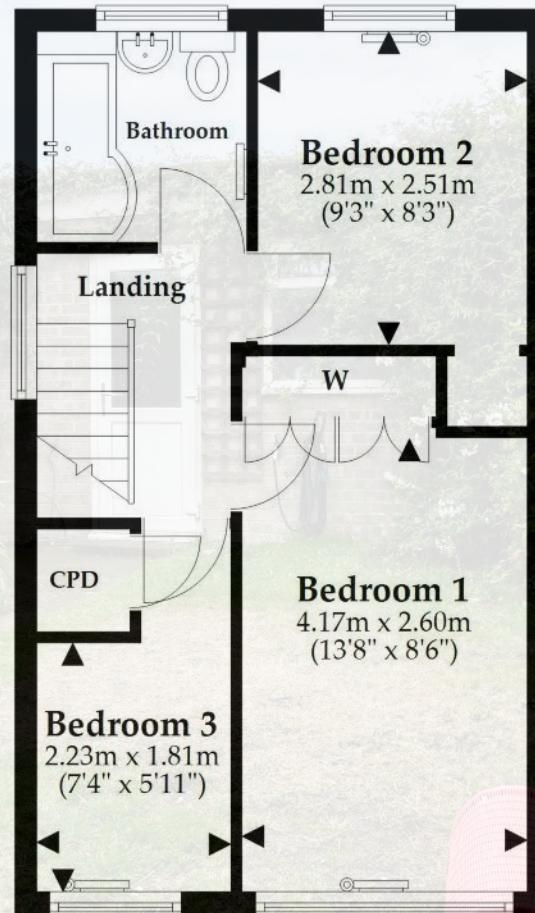
Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



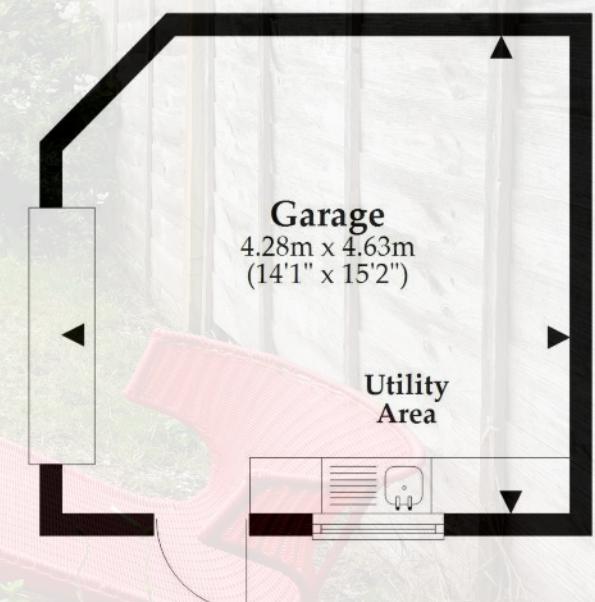
First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Outbuilding

Approx. 19.3 sq. metres (207.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

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





The Situation

This character property is conveniently located within level walking distance of the local Poulner community, including a Tesco express with integral Post Office, bakery, off licence, vet, dentist and doctors surgeries and pharmacy, the London Tavern and the Poulner Infant and Junior Schools. The property is situated just a stones throw away from the beautiful New Forest which offers thousands of acres of natural heath and woodland ideal for walking, cycling and riding. Ringwood town centre is nearby, offering an excellent range of shops, boutiques, cafes and restaurants as well as two well-known supermarkets and two leisure centres. 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 at both Bournemouth and Southampton.

Directions

From the main roundabout in Ringwood opposite the Furlong car park, take the exit onto Southampton Road. Proceed along this road for about a mile before coming to a small roundabout opposite the White Hart public house. Turn left here onto Gorley road and continue along this road for 0.1 of a mile before taking a sharp right. Immediately after turning right, turn left onto Somerville Road. Take the next left onto Cunningham Close and the property can be found on your right hand side at the end of the terrace.



Outside

The property is accessed via a footpath. To the rear, there is a one-and-a-half size garage, ideal for use as a car space, home gym, or additional storage, along with the added benefit of rear off-street parking. The rear garden is mainly laid to lawn, with a footpath running along the left-hand side. A small patio area provides a perfect spot for outdoor dining. The garden is fully enclosed by wooden fencing and mature shrubbery, offering a good level of privacy.

Additional Information

- Tenure: Freehold
- Energy Performance Rating: D Current: 64D Potential: 81B
- Council Tax Band: C
- Mains Electricity, Water and Drainage
- Gas Central Heating
- Superfast broadband with speeds of 80 Mbps is available (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

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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