



Lychgate Court

*Crow, Ringwood, BH24 3DR*

SPENCERS



## The Property

Situated within an exclusive development of just five bespoke homes, this exceptional property offers the perfect blend of semi-rural charm and modern living, with easy access to both forest and lakeside walks.

The ground floor features elegant porcelain driftwood-style flooring and offers four beautifully appointed, flexible reception rooms. Two of these are stunning garden rooms, enhanced by vaulted, beamed ceilings and offers delightful views of the well-maintained gardens. The spacious sitting room provides a peaceful retreat, complete with a lovely wood burner and a striking feature fireplace, creating a warm and inviting atmosphere. The kitchen, designed with shaker-style cabinetry, natural wooden worktops and contrasting metro-tiled splashbacks. At the heart of the room, the twin-oven Aga provides both charm and practicality, making it perfect for family living and entertaining.

Upstairs, the property offers three generously sized bedrooms, including a remarkable master suite. This dual-aspect room is flooded with natural light and incorporates what was originally the fourth bedroom, providing ample built-in wardrobe space and a sleek en-suite shower room. The remaining two bedrooms share a modern family bathroom. There are high-quality plantation shutters and natural oak internal doors which finish off the home beautifully.

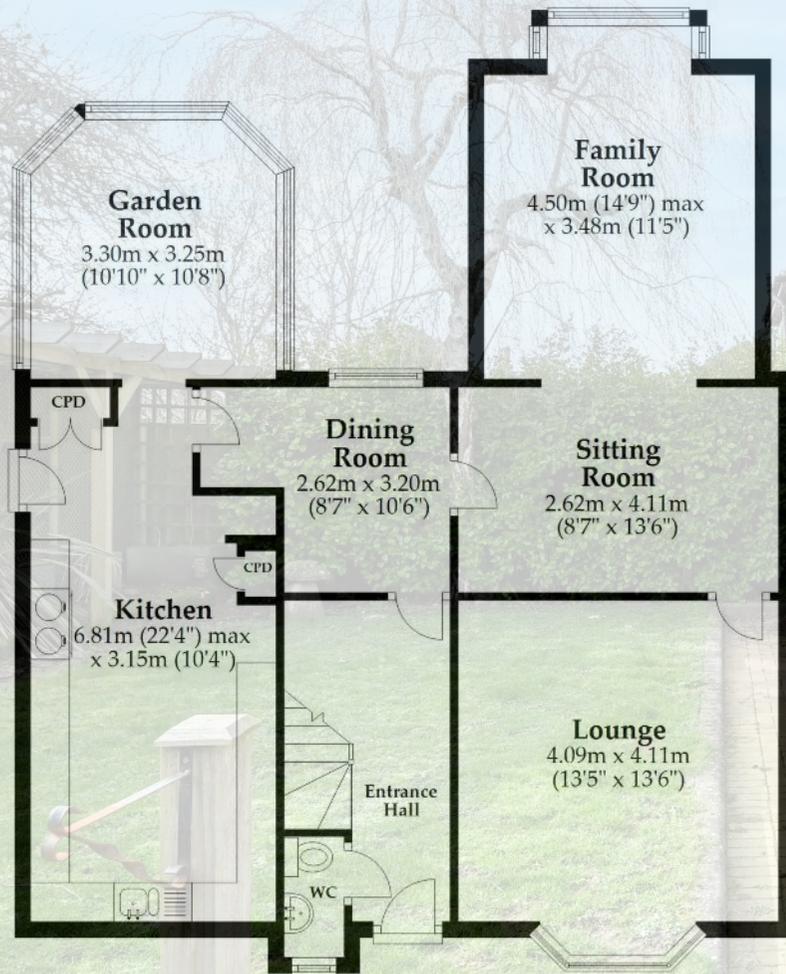


# FLOOR PLAN

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

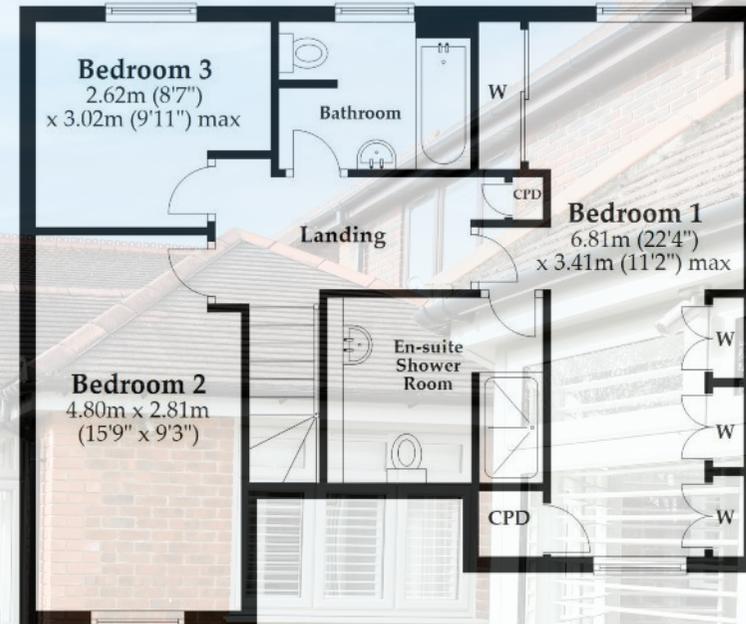
## Ground Floor

Approx. 92.2 sq. metres (992.4 sq. feet)



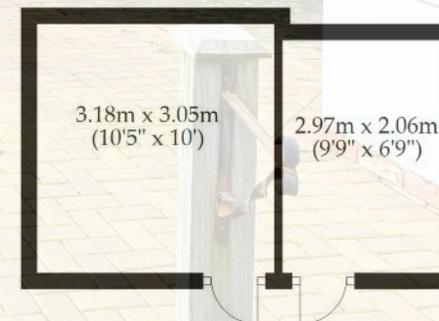
## First Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



## Outbuilding

Approx. 16.1 sq. metres (173.1 sq. feet)



Total area: approx. 167.1 sq. metres (1798.5 sq. feet)

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







## Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: C  
Current: 70C Potential: 79C
- Ultrafast broadband with download speeds of up to 1800 Mbps available at the property

## The Local Area

The property is situated within walking distance of Hightown Lakes, a local pub and beautiful open forest, offering thousands of acres of heath and woodland ideal for walking, cycling and riding. Located on the edge of the scenic Avon Valley, the market town of Ringwood is approximately a miles distant, offering a comprehensive range of independent and high street shops, restaurants and cafes. There are two well known supermarkets, two leisure centres and excellent state and private schools. There are airports and train stations at both Bournemouth and Southampton, and regular National Express coaches depart from Ringwood to London Victoria, as well as local buses services to neighbouring towns.





## Grounds and Gardens

The rear garden enjoys a sunny south-westerly aspect and extends to approximately 35 feet in length and has been thoughtfully designed with outdoor living and entertaining in mind. A paved patio features a dedicated dining area, perfect for al fresco dining, while a covered pergola provides an additional seating area, offering a space to relax and retreat to throughout the day. To the side, a paved courtyard, directly accessed from the kitchen and also via a lockable gate from the front, provides further outdoor space and access to the garage. The garage has been cleverly reconfigured to offer highly practical ancillary accommodation. One section is currently used as a grooming room, while the other serves as a generous storage area. This space could easily be adapted for use as a home office, gym or studio.

## Directions

From the central Ringwood roundabout take the exit signposted for the town centre, onto Mansfield Road. After passing two sets of traffic lights, take the first exit at the mini roundabout into Christchurch Road. Proceed to the next roundabout and take the second exit, continuing along the Christchurch Road. After approximately half a mile turn left into Moortown Lane, immediately after the Texaco petrol station. After approximately half a mile, turn left into Crow Lane passing Aivly Country Store. Continue for half a mile and turn right into Lychgate Court. The property will be found at the end of the cul-de-sac.





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

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