



 Woodford Close

Ringwood, BH24 1UT

SPENCERS



The Property

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, quietly positioned within a sought-after cul-de-sac and offering exceptional off-road parking, just 1.5 miles from Ringwood town centre.

The accommodation has been significantly enhanced in recent years and is both stylish and practical.

The welcoming entrance hall features a cloakroom, generous under-stairs storage and stairs to the first floor.

To the front, the sitting room enjoys a pleasant outlook and flows through double doors into the dining room, which overlooks the rear garden and opens directly onto a paved terrace; ideal for entertaining.

The kitchen is a standout feature, finished to a high standard with sleek Zurfiz ultra-gloss soft-close cabinetry, Wharf Select seamless work surfaces with moulded sink and drainer, and a full range of integrated appliances including a Hotpoint oven and combination microwave, induction hob with extractor, washer/dryer and dishwasher. Additional touches include a Sweepovac plinth system and side access.

The first floor offers two generous double bedrooms, a well-proportioned third bedroom and a contemporary family bathroom featuring a bath, a walk in monsoon shower, a vanity basins, a concealed cistern WC and an airing cupboard.



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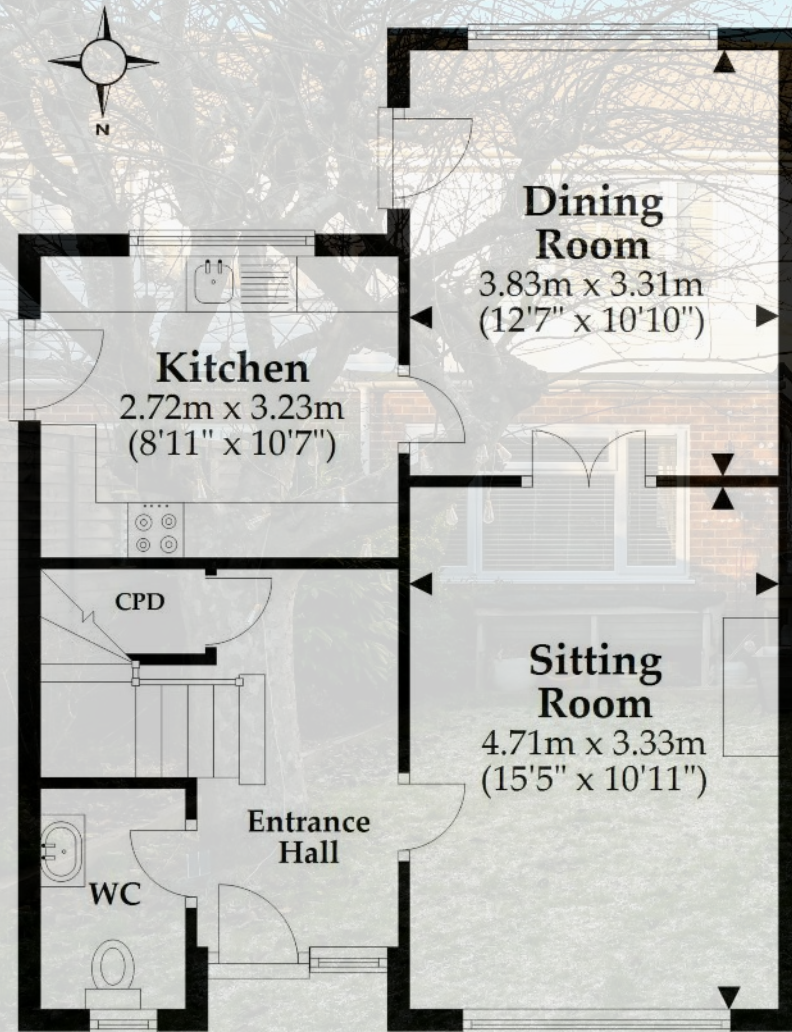
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FLOOR PLAN

Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 95.6 sq. metres (1028.8 sq. feet)

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



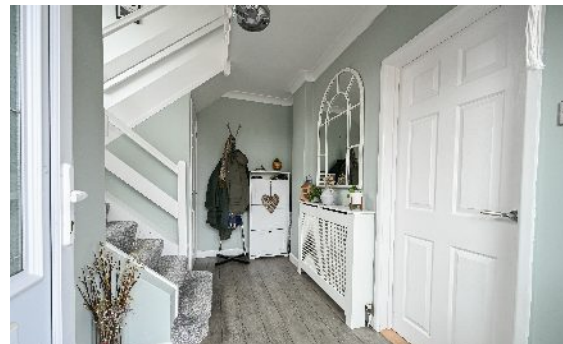


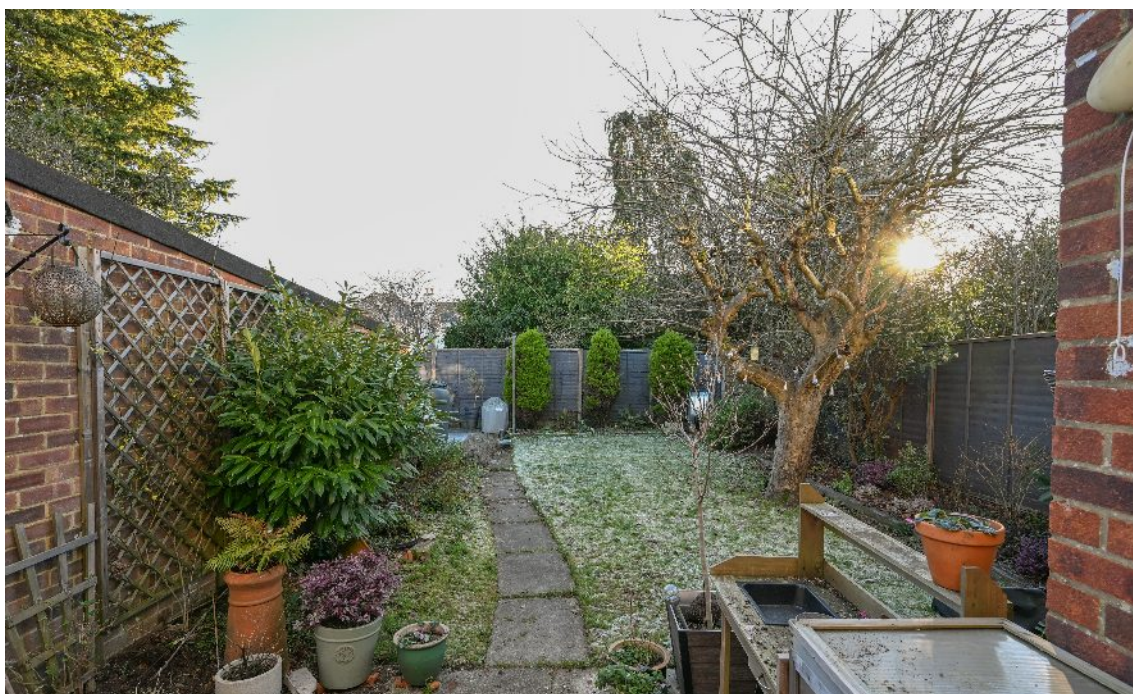
Additional Information

- Tenure: Freehold
- Council tax band: D
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: C Current: 72C Potential: 84B
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)
- Cable broadband
- Mobile coverage good across all providers. Please contact your provider for further clarity

The Local Area

This property is conveniently located within walking distance of the town centre including doctors and dentists and all three Ringwood Schools yet is just a short distance away from the beautiful New Forest offering thousands of acres of natural heath 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 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.





Grounds and Gardens

Externally, the property excels with excellent off-road parking, approached via a tarmac driveway leading to a detached garage with power, lighting and a newly felted roof. The gravelled front garden provides additional parking. The rear garden is private and well enclosed, mainly laid to lawn with mature shrub borders, an apple tree, paved patio and gated side access.

Directions

From the main Ringwood roundabout, take the exit onto Southampton Road and just before the flyover turn right into Parsonage barn lane. Continue along this road for approximately 0.5 of a mile and then turn left onto Cloughs Road. At the end of the road, turn right onto Eastfield Lane. Approximately 0.3 of a mile down the road, Woodford Close can be found on your right hand side. Turn here and the property can be found on your left hand side, indicated by our for sale board.

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@spencersproperty.co.uk

www.spencersproperty.co.uk