



 Southern Comfort

*Ringwood Road, BH21 6QY*

SPENCERS



# Southern Comfort

• Ringwood Road •

*A truly rare and compelling opportunity, this exceptional detached bungalow is set within expansive grounds and approached via a sweeping driveway, offering a unique blend of refined single storey living and a highly versatile mixed use facility. Combining a high-quality home with exceptional leisure amenities and genuine income potential, the property is perfectly suited to those seeking a lifestyle purchase with commercial flexibility. With versatile accommodation, extensive outbuildings, and a beautiful outlook over open paddocks, this one of a kind offering presents an outstanding opportunity in a highly desirable setting, seamlessly uniting comfort, functionality, and investment appeal.*



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## The Property

Beautifully arranged and immaculately presented, the bungalow offers well-balanced accommodation with a strong emphasis on quality throughout.

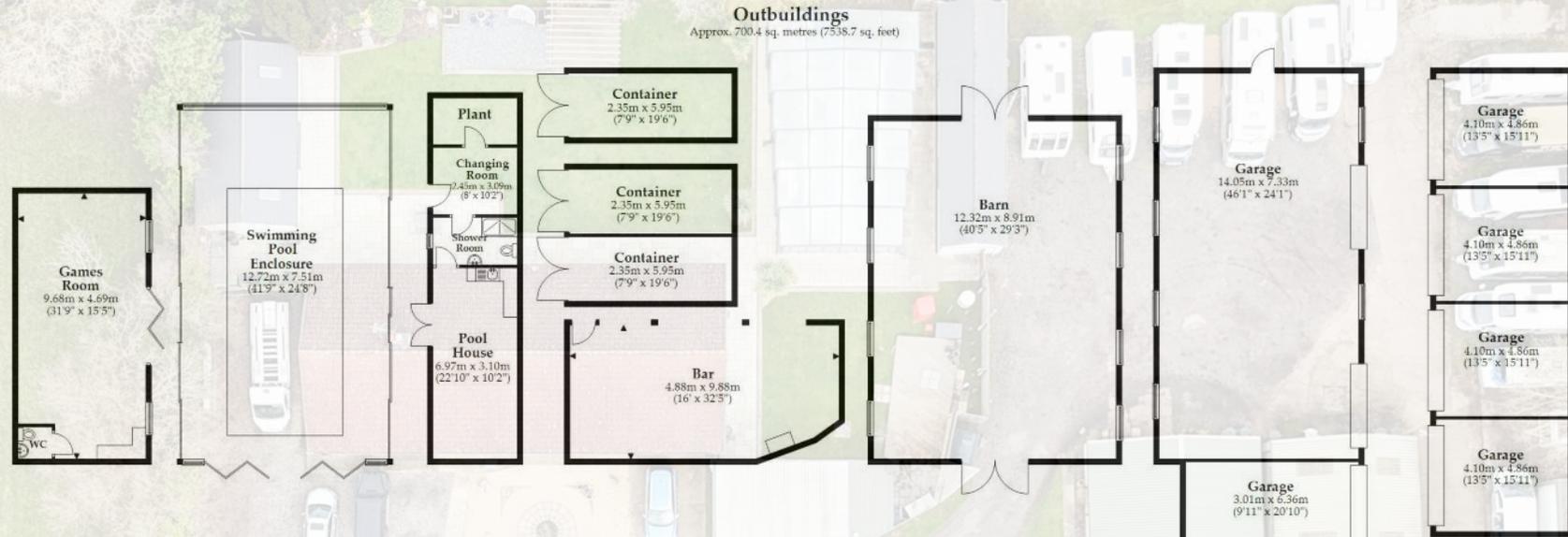
An inviting entrance hall leads through to a generous sitting room, a light-filled and elegant space ideal for both everyday living and entertaining.

The kitchen/breakfast room forms the heart of the home, thoughtfully designed with high-quality cabinetry, integrated appliances and premium work surfaces. This space is both stylish and functional, perfectly suited to modern family life.

There are three well-proportioned bedrooms, each finished to an excellent standard, alongside a contemporary bathroom and additional facilities, all fitted with high-specification sanitaryware and tasteful detailing.

A dedicated office provides an ideal work-from-home solution, while a utility area and internal access to the garage enhance practicality.

# FLOOR PLAN



Total area: approx. 895.1 sq. metres (9634.4 sq. feet)  
This plan is not to scale and is for general guidance only. LIT Surveying Ltd Kingwood





## Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Mains Connection to Electricity, Water and Drainage
- Oil Fired Heating
- Energy Performance Rating: D Current: 59D Potential: 71C
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- ADSL Copper based phone landline





## Grounds and Gardens

The grounds are a standout feature of the property, offering a remarkable outdoor swimming pool complete with a concertina cover, creating a striking and practical leisure space that can be enjoyed across the seasons. The pool area is perfectly positioned to take full advantage of the far-reaching views over adjoining paddocks, delivering a wonderful sense of openness and tranquillity.

## The Situation

The property is situated in Three Legged Cross, close to the beautiful Ringwood Forest and Moors Valley Country Park and golf course, with acres of natural woodland ideal for walking, cycling and riding. There is also a local convenience shop and a bus stop within a short distance. The popular market town of Ringwood is approximately 1.5 miles distant, offering an excellent variety of shopping facilities, boutiques, cafes and restaurants as well as two supermarkets and two leisure centres. For commuters the A338 provides easy access to the larger coastal towns of Bournemouth and Christchurch (approx. 8 miles South) and the easily accessible A31 links to Southampton (approx. 18 miles East), via the M27. There are both airports at both Bournemouth and Southampton offering flights to multiple European destinations.





## Ancillary Space

A detached games room further enhances the lifestyle offering, while the extensive outdoor space provides excellent potential for entertaining and relaxation.

A significant feature of the property is the impressive range of outbuildings and mixed-use facilities. These include a bar area, multiple storage containers and a substantial barn, all offering flexibility for a variety of uses.

In addition, there are numerous garages and covered areas capable of housing multiple vehicles, ideal for collectors, workshops or business use.

Of particular note is the opportunity to generate income, with the grounds lending themselves perfectly to pitch spaces for motorhomes and caravans, subject to any necessary consents. This adds a valuable commercial dimension to an already versatile property.



## 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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