



Matchams Close

*Ringwood BH24 2BZ*

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NEW FOREST









## The Property

A spacious four/five bedroom detached bungalow, offering approximately 2500 sq. ft of accommodation, situated within a select development of executive style homes. This well-maintained home is set within a generous plot of over half an acre, near to the Ringwood Forest and within easy reach of the market town of Ringwood. Further benefitting from a detached double garage.

- Spacious entrance hall giving access to the flexible living and bedroom accommodation, with built in storage cupboards and airing cupboard
- Double aspect kitchen/breakfast room comprising a comprehensive range of fitted units, with granite work surfaces over, incorporating a stainless-steel sink and five-burner gas hob
- Further integrated appliances include; Hotpoint oven and grill, fridge/freezer and dishwasher with additional space for a washing machine
- Useful built-in larder cupboard
- Generous sitting room featuring an attractive bay window overlooking the gardens and a fireplace with inset gas fire and granite hearth.
- Doors to the garden and conservatory
- Conservatory with an aspect over the gardens and comprising a tiled floor
- Master bedroom suite benefitting from fitted wardrobes and an en-suite wet room, with double doors opening onto the gardens
- Guest bedroom two featuring an attractive bay window and also comprising a fitted wardrobe and en-suite shower room
- Three further bedrooms (bedroom 3 currently used as a study) serviced by the family bathroom comprising a three-piece suite, finished with tiled walls
- Newly replaced windows with attractive "New England style" shutters
- Recently installed stunning Karndean flooring throughout the property
- Recently replaced sanitary ware



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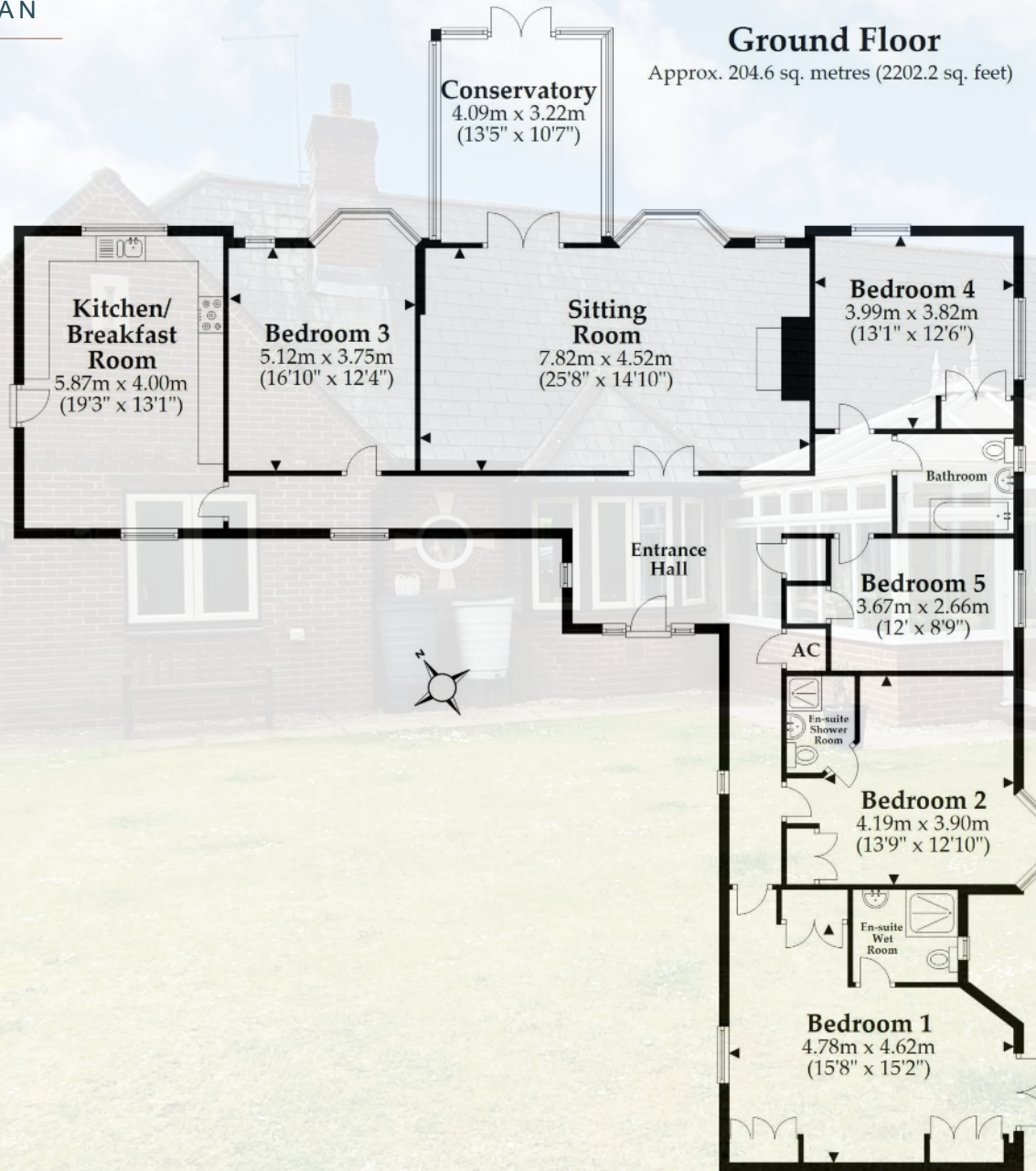
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## FLOOR PLAN

### Ground Floor

Approx. 204.6 sq. metres (2202.2 sq. feet)



### Garage

Approx. 28.3 sq. metres (304.6 sq. feet)



Total area: approx. 232.9 sq. metres (2506.8 sq. feet)

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









## Grounds & Gardens

To the front of the property is a large, paved drive providing parking for several vehicles and giving access to the detached double garage, with twin up and over doors, power, light and eaves storage.

The gardens are mainly laid to lawn with a paved patio adjacent to the rear of the property, with boundaries formed by trees and fencing, offering a good degree of privacy. The garden is located adjacent to woodland, which provides a lovely rural backdrop.



## Directions

From Ringwood join the A31 heading west. After a short distance take the exit signposted to Verwood/Matchams and before the underpass, turn left into Hurn Lane. Continue for 2 miles, over the overpass, and after a further half a mile, turn right into Matchams Close. The property can be found further along the road on your right hand side.





Avon Heath



Ferndown Golf Course



Moyles Court School

## Services

Energy Performance Rating: D Current: 67 Potential: 76

Council Tax Band: F

All Mains Connected

Available download speeds of up to 24 Mbps (Standard)

## The Situation

This most desirable home is located along a quiet secluded lane on the edge of the Ringwood Forest with convenient access to the nearby towns of Ringwood and Christchurch, which are approximately three and six miles distant. The historic market town of Ringwood is conveniently located three miles away, and offers an excellent array of high street and independent shops, cafes and restaurants, as well as superb leisure facilities. The beautiful Ringwood Forest, which incorporates Moors Valley Country Park and golf course, is approximately 1.5 miles distant and the stunning New Forest is just a short drive away, both providing acres of heath and woodland for a wide range of outdoor pursuits including walking, cycling and horse riding. For the commuter, the nearby A338 provides links to the larger coastal towns of Bournemouth (approx. 10 miles south), Salisbury (approximately 20 miles north) and Southampton (approx. 18 miles east via the M27). The M27 and M3 give access to London, which is approximately a two hours' drive. There are national airports and mainline railway stations at both Bournemouth and Southampton, and regular National Express coaches depart from Ringwood to London Victoria.

## 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:

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