



Dauids Lane, Ringwood, Hampshire, BH24 2AW

SPENCERS
NEW FOREST





A wonderful opportunity to acquire a luxurious 4 bedroom detached residence betwixt Ringwood and Avon Castle. Featuring the highest quality fixtures and fittings throughout, the home is the ideal entertaining home for both families and couples. Offered with no forward chain, viewing is highly recommended.

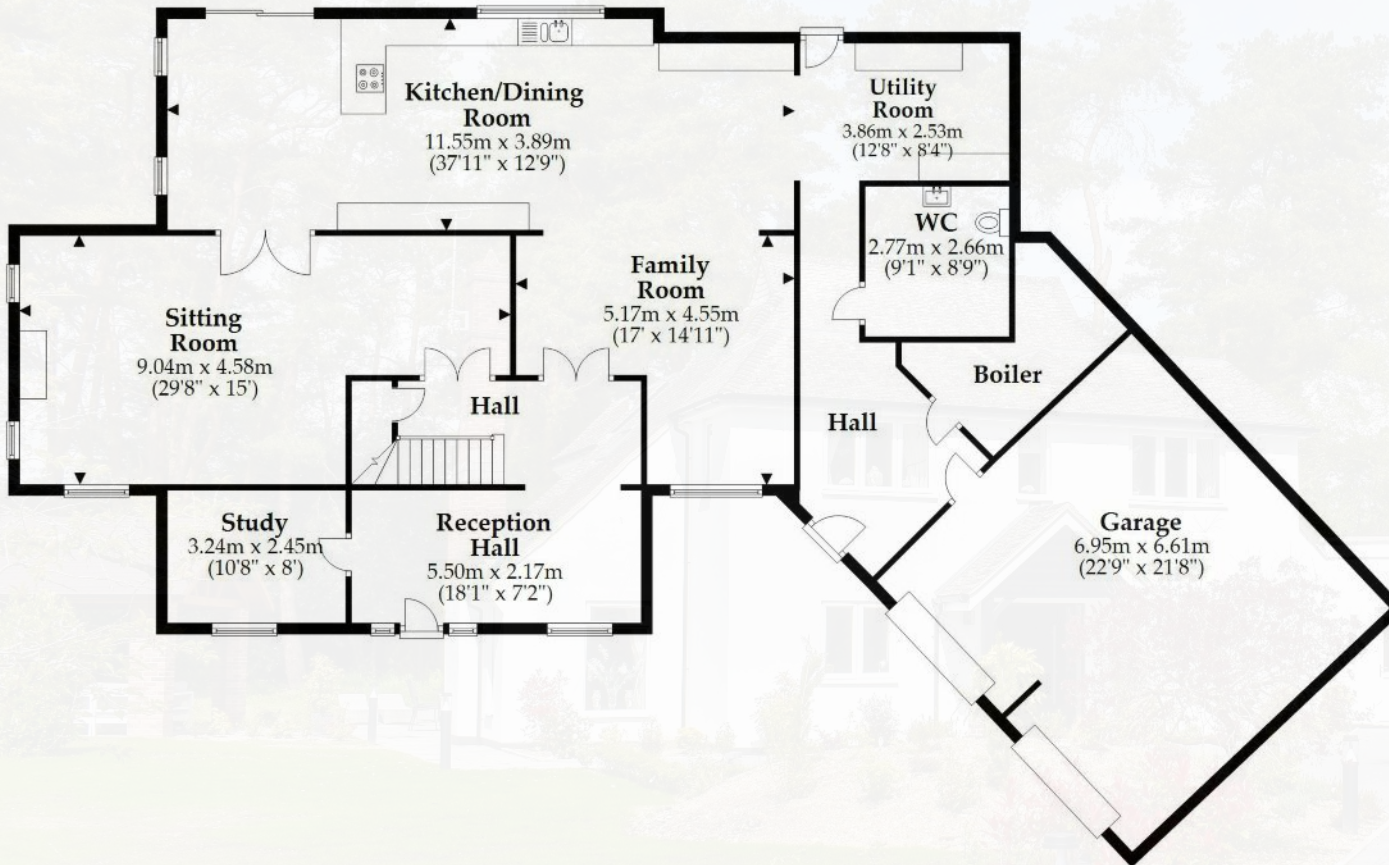
- Stunningly extended and renovated home in Ringwood, on the Avon Castle borders.
- Situated on approximately 0.66 acres of land with sunny sweeping lawns to the South and West elevations.
- Four spacious double bedrooms, each with its own en-suite bathroom
- Bright reception hall with elegant porcelain flooring
- Ground floor includes family room, dual-aspect kitchen/dining room with NEFF ovens and Bosch refrigeration, utility room with ample storage
- Sitting room features striking open fireplace with granite surround
- Well-lit landing on first floor with lantern light
- Bedrooms boast built-in wardrobes and luxurious en-suite facilities
- Bedroom one with Hammonds built-in furniture and en-suite bathroom with bath and walk-in shower
- Underfloor heating throughout the property
- Modern bathrooms with touch-light mirrors
- Solid wooden electric gates lead to block-paved driveway with ample parking
- Beautifully landscaped gardens with outdoor entertaining areas, including covered patio with brick-built barbecue



FLOOR PLAN

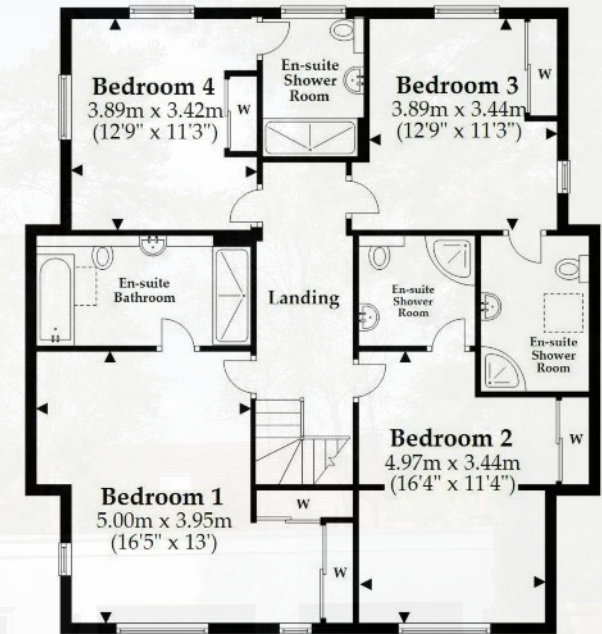
Ground Floor

Approx. 218.0 sq. metres (2346.8 sq. feet)



First Floor

Approx. 104.7 sq. metres (1127.5 sq. feet)



Total area: approx. 322.8 sq. metres (3474.3 sq. feet)

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





Grounds & Gardens

Two electric gates give access to a sweeping carriage-style drive, flanked by lawns and enclosed mature hedging, to an extensive parking area in front of the property. The integral double garage has an electric remote-controlled door and can be accessed via a personal door to the rear. The rear wraparound gardens are particularly secluded offering much privacy and are mainly laid to lawn, with a patio area adjacent to the property. The garden is complimented by the most stunning outdoor BBQ room with fittings for a authentic pizza oven as well as seating for up to 12 people.

The Situation

The property is situated on the edge of the Avon Valley with the Historic market town of Ringwood only 2 miles distant and offering a comprehensive range of Shopping facilities, restaurants & Leisure facilities. The beautiful New Forest is also easily accessible with over 10,000 acres of natural heath and woodland for some of the country's best, walking, cycling, and horse riding routes. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns of Bournemouth (16 miles) east and Southampton (20 miles) west, both offer main railway routes and airports which are easily accessible.



Directions

From Ringwood, join the A338 heading west. After a short distance (immediately after the petrol station) take the exit signposted to Verwood and Matchams. Before the flyover, turn left into Hurn Lane, continue for approximately ½ a mile and turn right into Davids Lane. The property will be found situated on the right hand side.



The Local Area

Ringwood is an historic market town located on the edge of the New Forest National Park, within a short drive of the coast. Offering an excellent selection of independent and high street shops, cafes and restaurants, as well as two supermarkets and two leisure centres. For the commuter, the easily accessible A338 and A31 provide convenient routes to the larger coastal towns of Bournemouth and Christchurch (approx. 8 miles south), Salisbury (approx. 18 miles north) and via the M27 to Southampton (approx. 17 miles east). London is approximately a two hours drive via the M27 and M3. There are international airports at both Bournemouth and Southampton, with regular National Express coaches departing from Ringwood to London Victoria., Bournemouth and other attractive market towns. The nearby New Forest and Ringwood forest offer thousands of acres of natural heath and woodland, ideal for walking, cycling and horse riding.



Services

Energy Efficiency Rating: C

Council Tax Band: F

Water: Mains

Electricity: Mains

Drainage: Mains

Viewing

By prior appointment only with the vendors sole 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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