



College Road

Ringwood, Hampshire, BH24 1NX

SPENCERS
NEW FOREST





The Property

A mid 1920's built detached four-bedroom house which is in one of the most sought after roads in Ringwood. This property is coming to the market for the very first time since it was built and has been in the same ownership. The property features a large sunny rear garden, and it is very convenient, being a 10 minute walk into Ringwood town centre. The property retains some of the original period features including some original fireplaces and most of the internal doors. The house does require some updating and it is now offered with no forward chain with Spencer's as the sole agent.

- Entrance vestibule into an impressive entrance hall with solid oak herringbone floors and an original "Art Deco style" staircase to first floor landing.
- Sitting room to front aspect with bay window and an original brick fireplace with an open fire.
- Adjoining the sitting room is a Garden lounge with oak solid wood floors in herring bone style (this room is currently used as a study)
- Drawing room to front aspect with tiled front open fireplace.
- Dining room, with aspect to rear featuring a period brick open fireplace, French doors to rear terrace and garden.
- The well fitted kitchen has an excellent range of built in base , wall and drawer units with ample work surfaces over. Integrated dishwasher, Range style oven, space for fridge/freezer, breakfast area, rear lobby with access to utility room and a cloakroom.
- Upstairs a part galleried landing leads to four first floor bedrooms.
- The principle bedroom features a walk in dressing room with built in wardrobes. A generous en suite bathroom with a modern four-piece suite which includes a separate shower cubicle and panel bath.
- There are three further generous bedrooms all with built in wardrobes including one which has a walk-in wardrobe.
- The family bathroom has a two-piece suite including a bath and a separate cloakroom opposite just off the rear landing



3



4

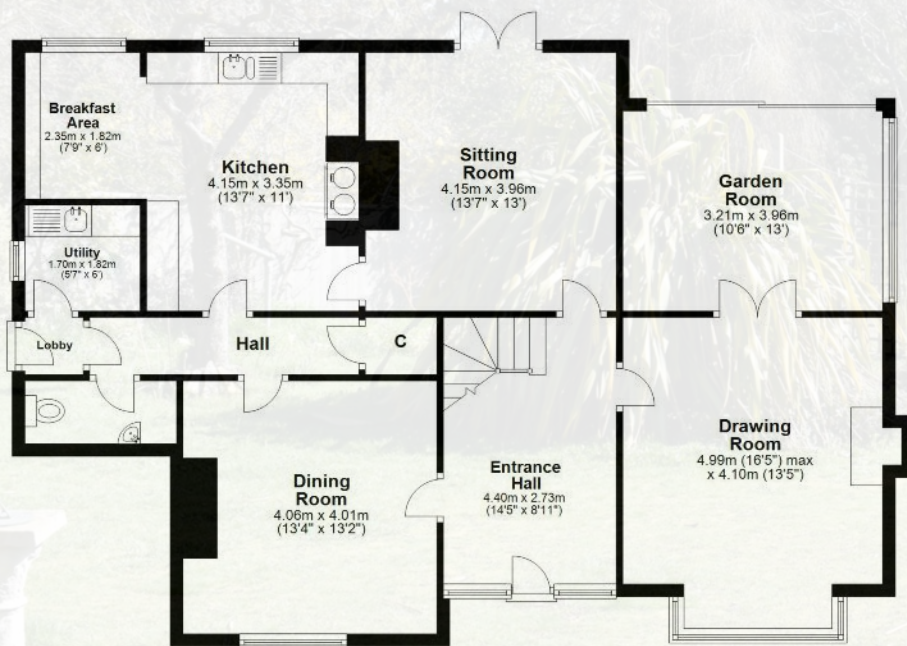


2

FLOOR PLAN

Ground Floor

Approx. 108.4 sq. metres (1166.4 sq. feet)



First Floor

Approx. 105.6 sq. metres (1136.5 sq. feet)



Total area: approx. 213.9 sq. metres (2302.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanUp.





New Forest National Park



Moors Valley Country Park



Ringwood Town Centre



Moyles Court School

Situation

Ringwood town centre is approximately $\frac{1}{4}$ of a mile away, offering an excellent array of independent and high street shops, cafes and restaurants as well as two supermarkets. The easily accessible A338 links to the larger coastal towns of Bournemouth and Christchurch, which are approximately 8 miles South, and Salisbury, approximately 18 miles North. Southampton is approximately 18 miles East via the A31, and London, by car, approximately 2 hours distant.

Points Of Interest

As the crow flies...

Ringwood	0.4 miles
Moyles Court School	3.4 miles
Ferndown Golf Course	6.2 miles
Moors Valley Country Park	4 miles
Salisbury	20 miles
Castlepoint Shopping Centre	9.4 miles
Bournemouth	11 miles
Christchurch	8 miles

Services

Energy Performance Rating: F Current: 29 Potential: 75

Council Tax Band: G

Drainage: Private

Heating: Oil Fired

Available download speeds of up to 1000 Mbps (Ultrafast)



Grounds & Gardens

The property is approached off a very quiet, no through road into two separate drives with off road parking.

The front gardens feature a low brick wall which forms the boundary and has two very attractive cherry trees. The right hand drive leads to a lean to garage with up and over door.

A gate at the left-hand side leads to the large sunny rear gardens.

These are a stunning feature of this older property and consist mainly of an extensive lawn which is divided by some trellis fencing into a separate productive vegetable garden.

There are a variety of specimen trees, shrubs, bushes and ground covering plants with the boundary's forms by panel fencing.

Adjacent to the rear of the property is a raised stone edged patio with steps down into the rear lawns.

Directions

Proceed into Ringwood town via Mansfield road through traffic lights , turn left at the next traffic lights into School lane then right into The Quomp. Continue to the end of this no through road and then turn left into College Road, you will come to the property on your right hand side.

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@spencersnewforest.com

www.spencersnewforest.com