



Avon Avenue

Ringwood, BH24 2BQ

S P E N C E R S





Avon Avenue

Ringwood

Located within the prestigious Avon Castle Estate, this beautifully refurbished and extended home (2019/2020) offers approximately 4,000 sq. ft. of versatile accommodation, enhanced by solar panels, underfloor heating, and a stunning timber Breeze House set within the grounds.



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The Property

A covered entrance opens into a light-filled reception hall featuring a striking double-height ceiling, apex window, and an elegant central staircase rising to the first floor. Practical touches include a generous storage cupboard and integral access to the garage. Underfloor heating serves much of the ground floor, providing year-round comfort.

The impressive kitchen/breakfast room forms the heart of the home, positioned at the rear with bi-fold doors opening onto the patio. It is fitted with a range of matching wall and base units, a central island with granite worktops, and a hot tap. Integrated appliances include two electric ovens, an induction hob with extractor, dishwasher, and space for an American-style fridge/freezer.

Adjacent is a well-appointed utility room with space for laundry appliances, a water softener, and access to a fully boarded loft. A cloakroom and door to the garden complete this practical area.

The spacious sitting room enjoys garden views through bi-fold doors with electric blinds and features a charming log burner. Double, part-glazed doors lead to a dual-aspect dining room with French doors opening onto the patio — ideal for entertaining.



The Property Continued

Two double bedrooms are located on the ground floor, one benefiting from integrated sliding wardrobes with ample hanging and drawer space. These rooms are served by a stylish family bathroom with bath, corner shower, WC, wash basin, and illuminated touch mirror.

This part of the property could be used as a separate annexe and could be easily divided.

Upstairs, the principal suite provides a luxurious retreat with space for a super-king bed, a bespoke walk-in dressing area, and Velux windows. French doors open to a Juliet balcony with glass balustrade overlooking protected woodland. The en-suite features a corner shower, WC, twin wash basins, and illuminated mirror.

A second first-floor bedroom is dual aspect with French doors and its own en-suite shower room, creating a private and comfortable guest suite.



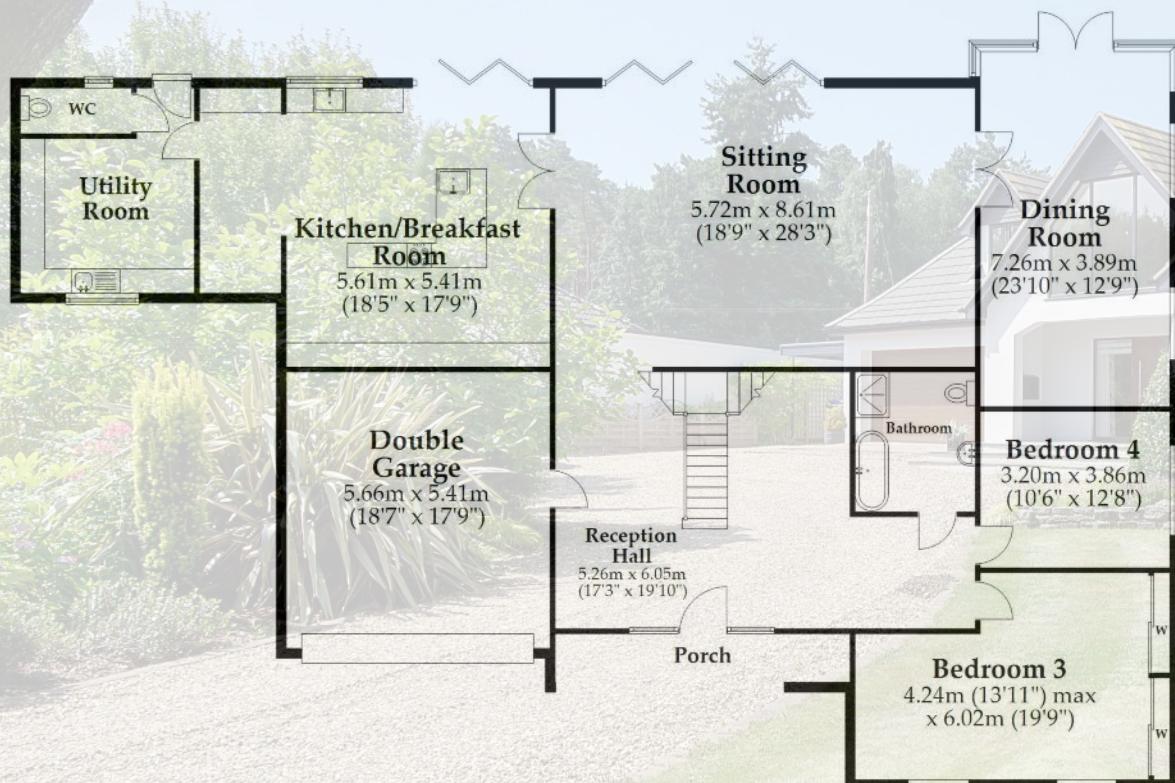


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

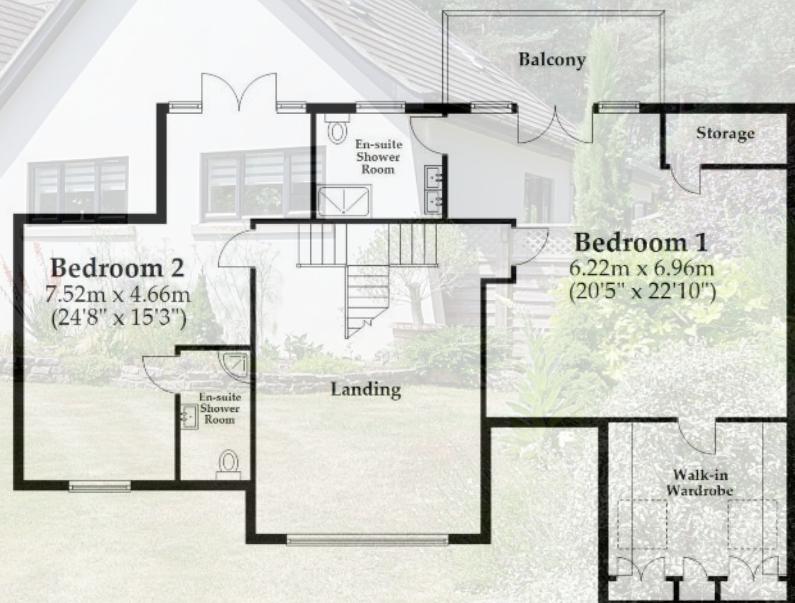
Ground Floor

Approx. 247.8 sq. metres (2667.0 sq. feet)



First Floor

Approx. 121.7 sq. metres (1310.4 sq. feet)



Total area: approx. 369.5 sq. metres (3977.5 sq. feet)

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





The Local Area

Avon Castle is an exclusive residential area set in the beautiful Avon Valley, bordering the charming market town of Ringwood. Still home to the stunning castle, today Avon Castle is known as an upmarket private residential enclave where many of the mid-20th century properties have been replaced with substantial architect-designed homes. The exquisite location is accessed along an established rhododendron-lined drive, offering a wonderful feeling of seclusion and privacy, yet remains conveniently situated just one and a half miles west of Ringwood with excellent road links. Ringwood itself is a thriving and picturesque market town, renowned for its traditional weekly market, independent shops, cafés and restaurants, as well as a strong community feel. The town also offers excellent day-to-day amenities including supermarkets, leisure facilities and well-regarded schools, making it an ideal base for both families and professionals. For the commuter, the easily accessible A338 and A31 provide convenient routes to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), Salisbury (approximately 18 miles north) and, via the M27, Southampton (approximately 17 miles east). London is approximately a two-hour drive via the M27 and M3. For international travel, Bournemouth Airport is within easy reach and offers a range of flights to European destinations, while Southampton Airport provides further domestic and international connections. Heathrow and Gatwick airports are also accessible for a wider selection of global routes.



Grounds and Gardens

Externally, the property is approached via a five-bar timber gate leading to a gravel driveway with parking for multiple vehicles. The grounds include sweeping lawns, mature shrub borders, an integrated double garage, and carport. A gate leads to a south facing vegetable garden. The rear garden is predominantly laid to lawn with established planting, complemented by a water feature, workshop, potting shed and greenhouse. A timber Breeze House with removable side canopies provides a superb outdoor entertaining space, while a generous patio spans the rear of the home, perfect for al fresco dining.

Directions

Exit Ringwood on the A31 heading west. After passing the petrol station take the exit signposted to Verwood/Matchams. After a short distance, before the flyover, turn left into Hurn Road. Proceed along this road for approximately $\frac{1}{2}$ mile and turn left into Avon Castle Drive. Along the private drive you will come to Avon Avenue on your right hand side. Turn here and the property can be found on your right hand side.

Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains connection to gas, water, electricity and drainage
- Energy Performance Rating: C Current: 74C Potential: 75C
- Ofcom broadband download speeds of up to 1800 (Ultrafast)
- Good outdoor and indoor mobile coverage - No known issues, please contact your provider for further clarity

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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