

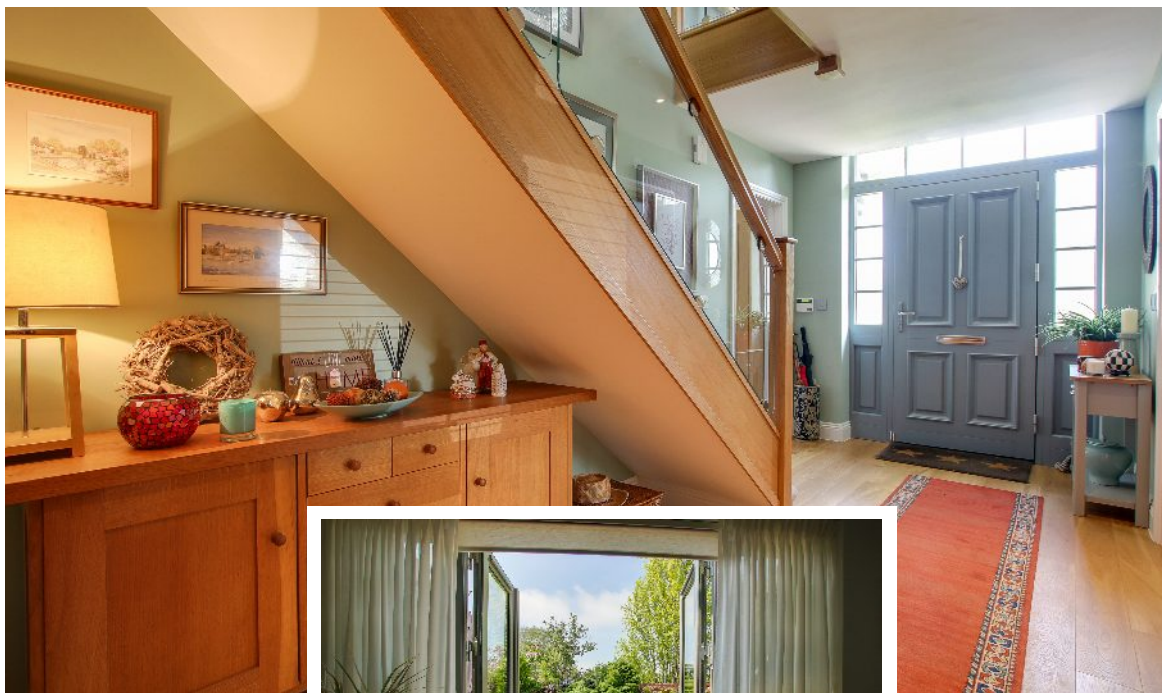


Admiral Place

Winton, Christchurch, BH23 7BT

SPENCERS
NEW FOREST





The Property

Step into the elegance of a stunning three/four bedroom abode, constructed in 2017, which exudes quality throughout. Set within the charming Admiral Place, this residence emanates a timeless New England aesthetic, boasting unparalleled craftsmanship and upscale features. Indulge in the luxury of underfloor heating throughout, advanced Cat cabling with Wi-Fi extenders, and eco-friendly solar panels.

Outside, the gardens are beautifully landscaped and offer seclusion and tranquillity with ample space to sit and unwind. In a tranquil village backdrop, this exclusive collection of four luxury homes epitomizes modern living, offering an unmatched lifestyle experience.

- Step into this impressive property where a spacious entrance hall welcomes you, offering ample storage. Through double doors, the lounge unfolds, providing a seamless view of the back garden.
- The kitchen, a culinary haven, boasts quality Neff appliances, contemporary worktops, and a wine cooler. There is further space for an informal dining area/breakfast bar. Adjacent is the utility room with white goods and access to the outside of the property.
- The lounge, bathed in light, connects to a spacious, formal dining area, leading to an exceptional orangery flooded with natural light with access to the rear garden and benefits from electric blinds.
- Completing the ground floor is a convenient downstairs shower room and a versatile space ideal for a study or an additional bedroom.



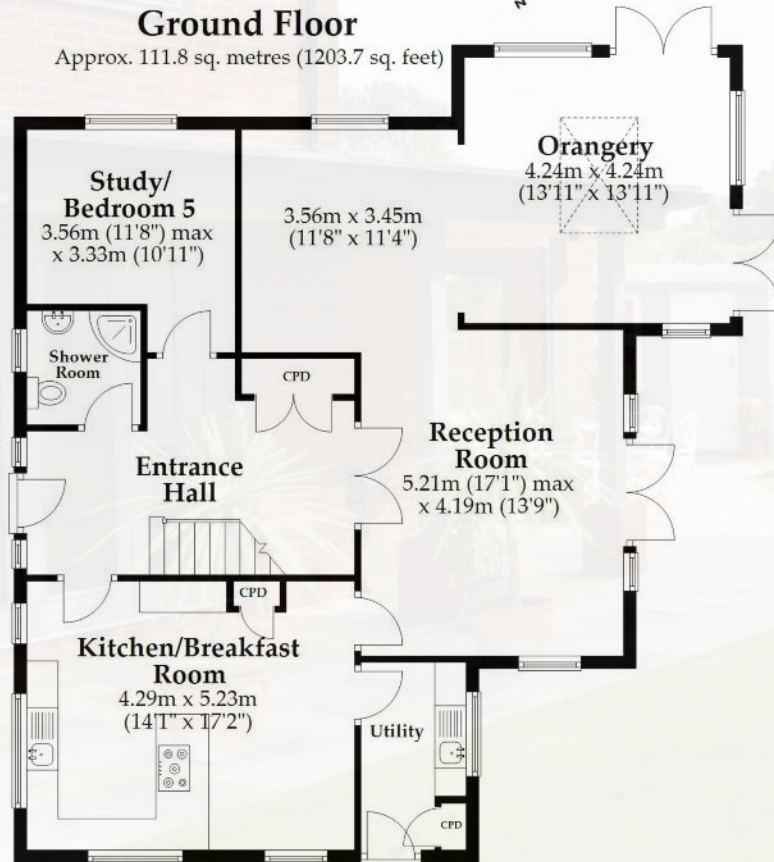
FLOOR PLAN

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



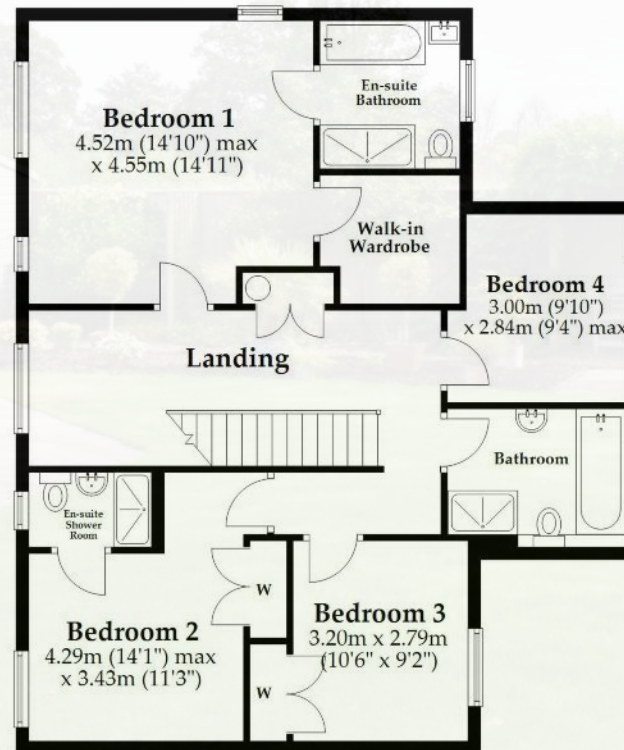
Ground Floor

Approx. 111.8 sq. metres (1203.7 sq. feet)



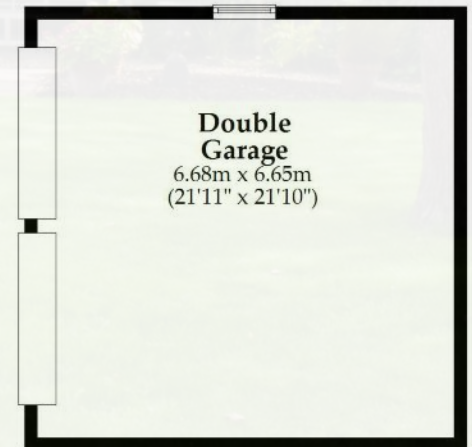
First Floor

Approx. 93.5 sq. metres (1006.9 sq. feet)



Garage

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 249.8 sq. metres (2689.0 sq. feet)

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





The Property Continued...

- Ascend to the upper floor, where you'll find a spacious landing featuring a serene reading nook, perfect for quiet moments.
- The principal suite is truly remarkable, boasting a stunning four-piece ensuite and a walk-in dressing room for added luxury.
- Servicing two guest bedrooms, the family bathroom offers quality fittings and another four-piece ensuite, ensuring comfort for family and guests alike.
- Generously sized, bedrooms four and three offer ample space, with the fourth bedroom benefiting from fitted wardrobes. Bedroom two also features fitted wardrobes and its own three-piece ensuite, providing convenience and privacy for all.



Directions

Exit Ringwood along the B3347, Old Chistchurch Road, heading south towards Christchurch. Continue for approximately 5 miles, passing through the Hamlets of Kingston, Avon and Sopley. After the one-way system at Sopley, proceed for a further half a mile and after passing Burley Road on your left, the entrance to Homefield Park can be found on your left hand side.

Services

Energy Performance Rating: B

Council Tax Band: G

All Mains Connected

Available download speeds of up to 31 Mbps (Superfast)



Grounds & Gardens

Outside, the property boasts a generous front lawn, flanked by a pathway leading to the front door, creating a welcoming entrance.

To the side, a detached double garage offers ample parking space for several cars, benefitting from storage units and mezzanine floor.

The rear garden is truly enchanting and has been meticulously landscaped with mature flowering shrubs and trees and is interspersed with shingle with a feature water piece. A tranquil rose garden adds a touch of charm tucked away to the side.

A large terrace area provides plenty of space for entertaining and relaxing outdoors, with ample seating options for gatherings and enjoying the surroundings.

Situation

The village of Winkton is located on the edge of the Avon Valley, and close to the New Forest National Park offering 140,000 acres of heath and woodland for a range of outdoor pursuits. The medieval town of Christchurch is only 2 miles distant, and offers a comprehensive range of shops, boutiques, restaurants and a natural harbour, with two sailing clubs a rowing club, and beautiful beaches. There are excellent schools nearby, both state and private.

The Market town of Ringwood is 6.5 miles north providing rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is some 15 minutes drive away and Christchurch Railway Station is just 10 minutes away.

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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