



Rowan Gardens *Ringwood, BH24 3FL*

S P E N C E R S





The Property

Built in 2018, this stunning four bedroom detached family home is located in the sought-after Beaumont Park development in Ringwood and offers the perfect blend of modern living and timeless style. Beautifully maintained and upgraded throughout, it boasts a premium finish, including fitted plantation shutters and Karndean flooring.

Step inside through a covered storm porch into a bright and spacious hallway with a galleried landing above. The separate sitting room is a tranquil retreat, complete with a bay window, plantation shutters and a central fireplace – ideal for cosy evenings.

The heart of the home lies in the stunning open-plan kitchen/dining area, where bi-folding doors open directly onto the patio and sun-soaked rear garden, creating a seamless indoor-outdoor living experience.

The kitchen features stylish shaker-style cabinetry, metro-tile splashbacks and integrated Bosch and Neff appliances, including a fridge/freezer, dishwasher and washing machine. A ceramic sink with mixer tap and practical storage solutions complete this functional yet elegant space.

Upstairs, all four bedrooms are spacious doubles, all of which benefit from the continued plantation shutter styling. The primary suite includes a modern en suite with a walk-in shower, while the family bathroom is equally well-appointed with a bath and overhead shower, tiled finishes and sleek fittings. Bedroom four currently serves as a dressing room but is flexible enough to become a study or guest room.



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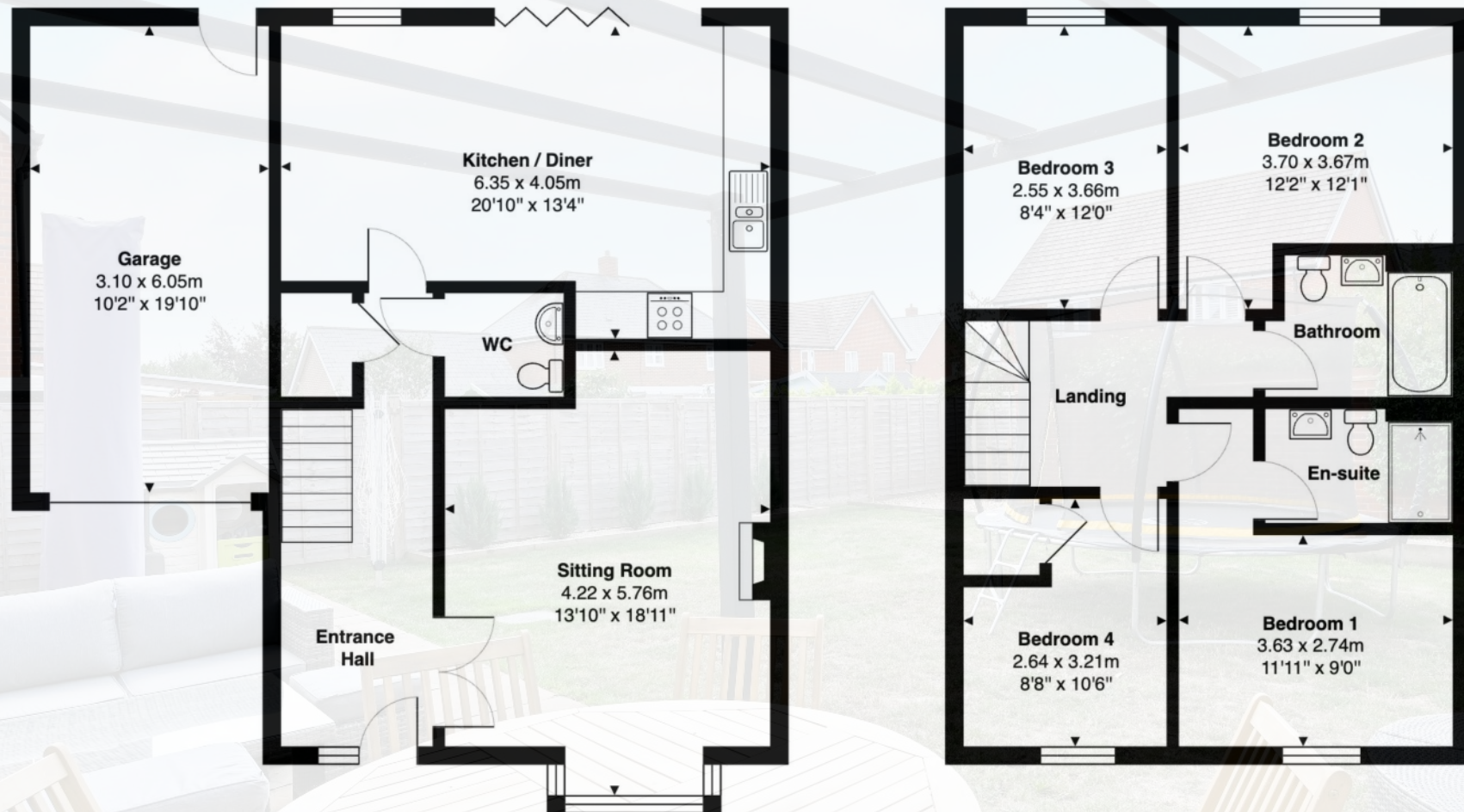


1



2

FLOOR PLAN



Total Area: 139.9 m² ... 1506 ft²

All measurements are approximate and for display purposes only





Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: B Current: 84B Potential: 95A
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- FFTP - Fibre to the property directly
- Approximately three years of NHBC warranty remaining
- £236 fee per annum for managed common areas
- Electric Vehicle (EV) charging point installed

Directions

From the central Ringwood roundabout, take the second exit onto Mansfield Road. At the next roundabout take the first exit onto Christchurch Road. Continue along here and take the first exit on to Castleman Way at the next roundabout. At the end of this road, take the second exit at the roundabout onto Hightown Road. At the T junction turn right, continuing along Hightown Road. Adjacent to the Elm Tree Pub, turn right into Crow Lane, then take the first right onto Chard Lane. Take the first left onto Rowan Gardens and number 4 can be found on your right hand side.





Grounds and Gardens

Outside, the maintained and landscaped rear gardens enjoy a sunny south-west orientation, ideal for making the most of afternoon and evening sun. A spacious patio area provides the perfect setting for outdoor dining and entertaining. The remainder of the garden is laid to lawn and complemented by mature shrubbery. To the front, a generous driveway offers ample off-street parking and leads to a garage and EV charging point.

The Situation

The property is situated within walking distance of Hightown Lakes, local pubs and beautiful open forest – offering thousands of acres of heath and woodland ideal for walking, cycling and riding. Located on the edge of the scenic Avon Valley, the market town of Ringwood is approximately one mile distant, offering a comprehensive range of independent and high street shops, a good variety of restaurants and cafes. In addition there are two supermarkets, two leisure centres and excellent state and private schools within close proximity. For commuters, the A31 is easily accessible, providing links to; the M27, leading to Southampton, Winchester and London beyond; and to the A338, leading to the larger coastal towns and beaches of Christchurch, Bournemouth and Poole. There airports and train stations at both Bournemouth and Southampton and regular National Express coaches depart from Ringwood to London Victoria, as well as local buses services to neighbouring towns.

Important Notice

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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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