



Pinehurst Road

*West Moors, Ferndown BH22 0AL*

SPENCERS  
NEW FOREST







## The Property

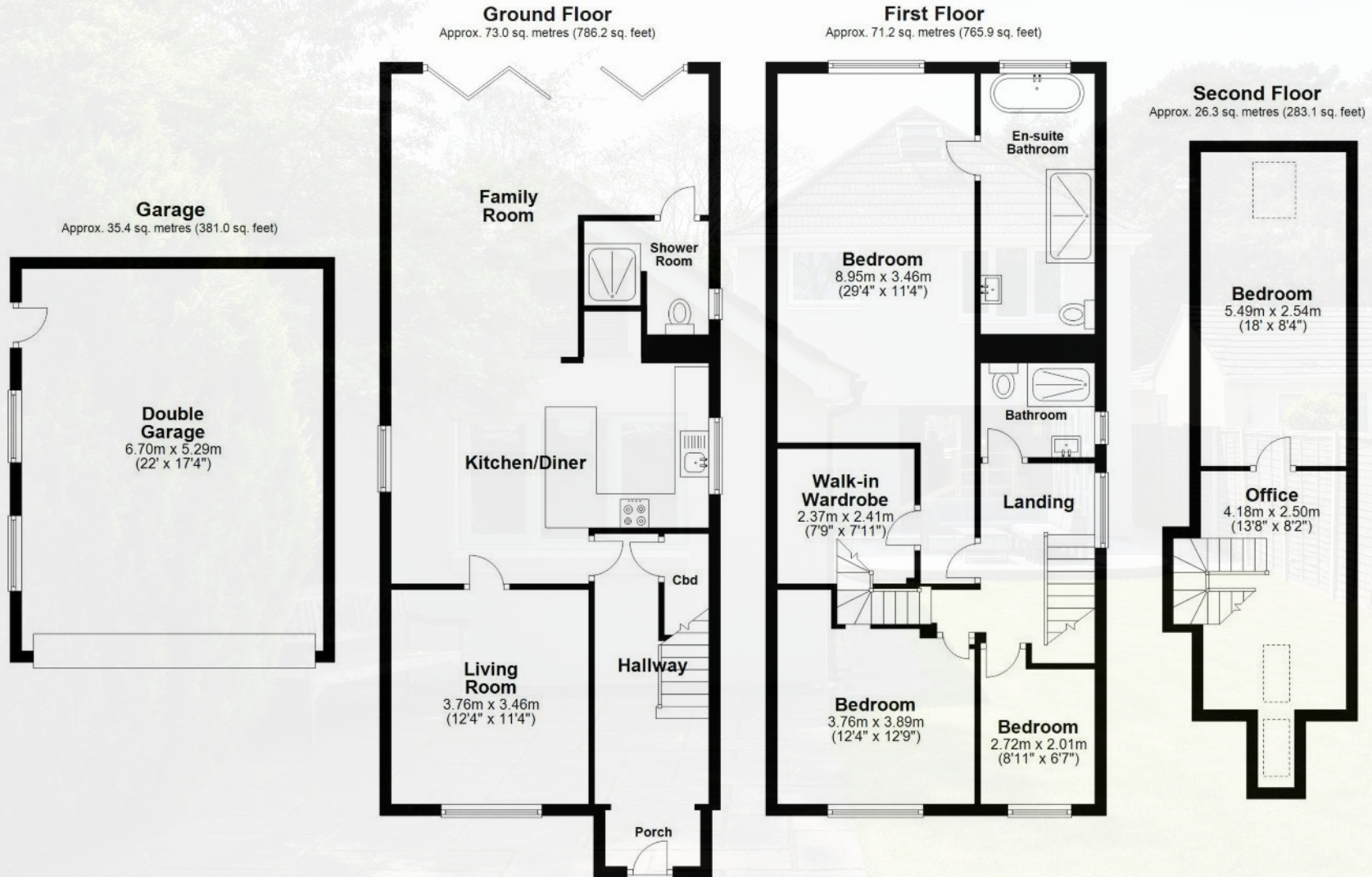
An immaculately presented detached four-bedroom home which has recently undergone a comprehensive refurbishment both internally and externally, as well as a substantial extension. The finished product is a striking, spacious family home of a high specification and impressive attention to detail. Every inch of the improvements to this now delightful home has been carefully thought out.

Highlights, of which there are many and would be appreciated on a viewing, include:

- A stunning, contemporary open-plan family room, with bi-fold doors leading to the rear garden. Herringbone flooring throughout.
- This area consists of a well-presented kitchen, with double oven, gas hob and Qooker hot tap, Quartz worktops as well as an island/breakfast bar.
- A welcoming and spacious separate living room, with oak flooring, which acts as a real snug room away from the main reception area.
- A recently added, modern downstairs shower room.
- Grand entrance hall with wide access, composite front door and oak herringbone floor.
- A sumptuous principal bedroom, which is noticeably spacious due to a double-storey extension. Enriching this wonderful room is a suitably large en suite with features such as a smart digital shower, as well as a grand walk-in wardrobe/dressing area.
- The converted loft to an additional storey has created an spacious guest suite, featuring an adjoining area – currently utilised as an office.



# FLOOR PLAN



Total area: approx. 205.9 sq. metres (2216.2 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.









### Directions

At the main roundabout in Ringwood heading North, take the first exit onto the A31 heading towards Wimborne. At Palmersford Roundabout, take the third exit heading back towards Ringwood. Turn left onto Pinehurst Road off of the A31 and the property can be found on your right hand side.

### Situation

A pleasant and established residential road within easy reach of the town centre of West Moors. The town offers a good range of shops, leisure facilities, cafes and restaurants. Excellent road links provide convenient access to the larger coastal towns of Bournemouth, Christchurch and Poole, with their beautiful beaches (approx. 10 miles south), and the easily accessible A31 provides links to the historic market towns of Ringwood and Wimborne as well as the beautiful New Forest (approx. 6 miles east) offering thousands of acres of natural heath and woodland. Southampton is approximately 25 miles east (via the M27). There are airports at both Southampton and Bournemouth.





## Grounds & Gardens

An impressive rear garden, which is relatively secluded and receives plenty of natural light, owing to its aspect and sheer length. This appealing outside space is further complimented by a generous composite decking area. A double length garage, with electric door and incorporating a large workshop/storage area is also conveyed.

The house is set back from the road and benefits from ample off-road parking.

## Services

Energy Performance Rating: C

Council Tax Band: D

All Mains Connected

Available download speeds of up to 32 Mbps (Superfast) Trooli fibre broadband currently being provisioned



## 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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