



College Road

Ringwood, BH24 1NX

SPENCERS
NEW FOREST





The Property

Situated in College Road; one of Ringwoods most premium locations, this stunning detached Victorian house has been tastefully extended and finished to an extremely high standard throughout. Now boasting five bedrooms and impressive living accommodation, this modern family home retains many character features to create the perfect balance of old and new. Benefiting from high quality fittings and fixtures, an extensive south facing garden, ample of off-road parking and a detached garage. Within walking distance of Ringwood town centre and local schools.

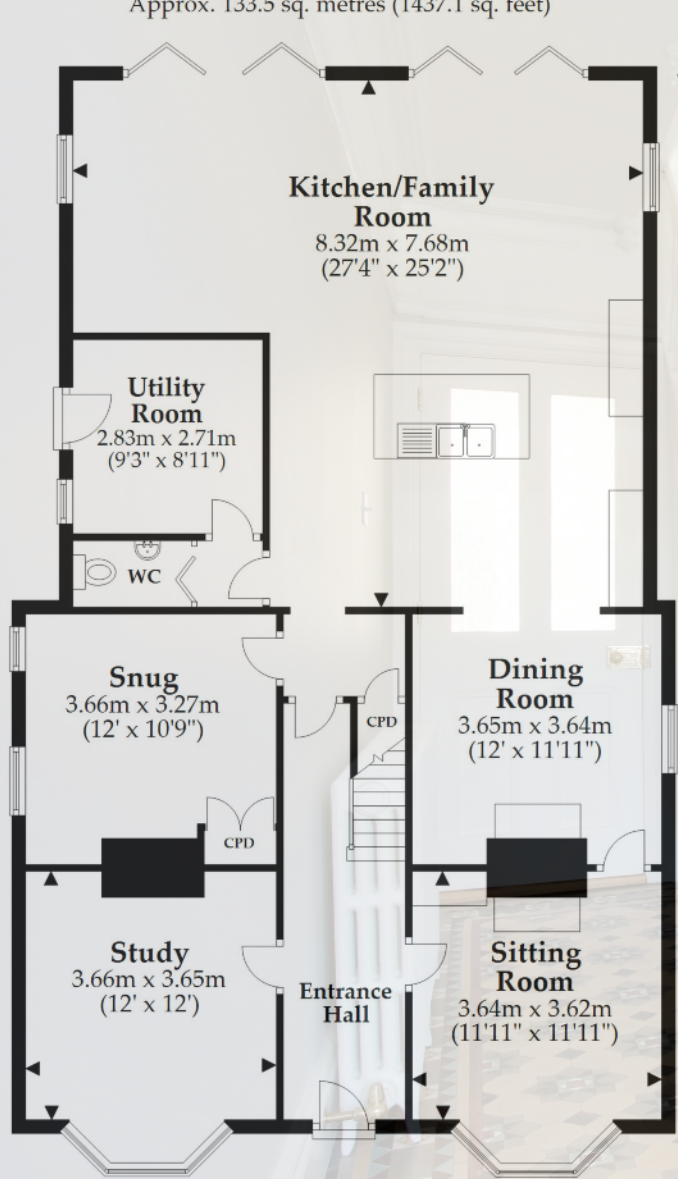
- Entrance hall with original tiled flooring gives access to the majority of the ground floor living accommodation
- Study with attractive sash Bay window to the front aspect, creating a bright space ideal for working from home
- Additional reception room currently used as a playroom/snug
- Beautifully appointed living room also with a sash Bay window to front aspect, featuring a wood-burning stove
- Dining room comprising a wood burner and offering ample space for a large dining table
- Stunning open-plan kitchen/breakfast family room with two sets of bi-fold doors opening onto the gardens, finished with Flagstone style tiled flooring.
- Fitted in 2017, the kitchen comprises a comprehensive range of high-quality units with Quartz work-surfaces over
- Large matching island unit/breakfast bar incorporating a double Belfast sink, a Rangemaster cooker with space for an American style fridge/freezer
- The family area is double width; an ideal entertaining space
- Cloakroom and separate utility room off the kitchen, with ample storage and space for additional appliances
- Five generous double bedrooms, the master and second bedroom each benefiting from a modern en-suite shower room finished with quality tiling
- Large contemporary family bathroom comprising both a free-standing roll top bath and a large shower cubicle



FLOOR PLAN

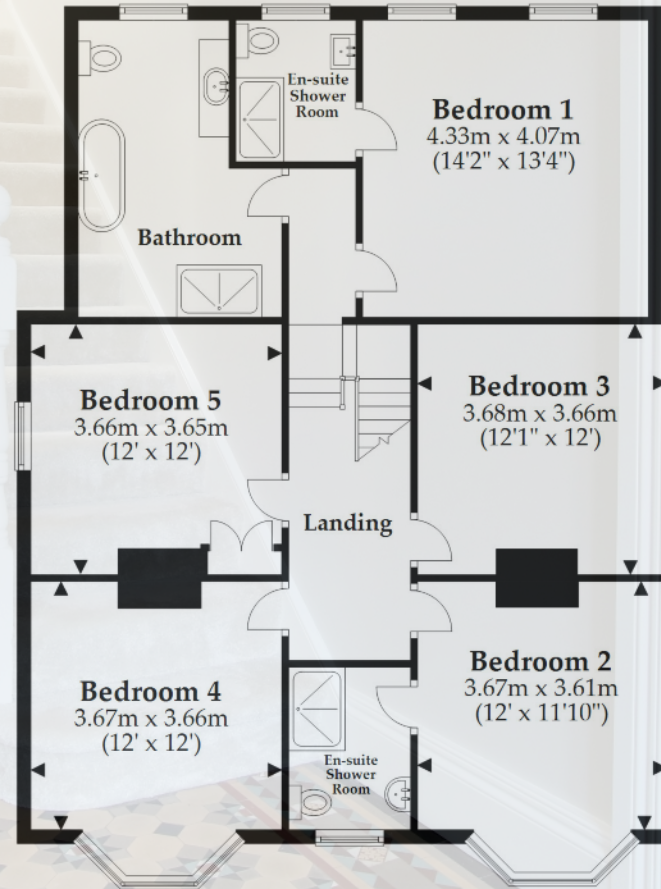
Ground Floor

Approx. 133.5 sq. metres (1437.1 sq. feet)



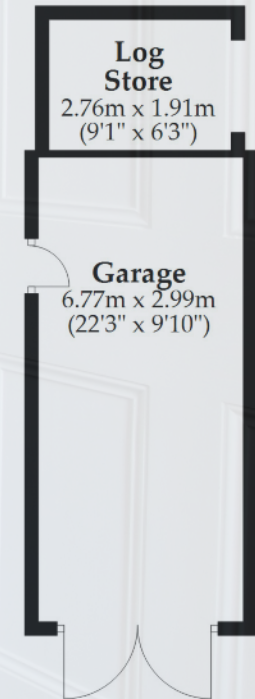
First Floor

Approx. 105.5 sq. metres (1135.5 sq. feet)



Outbuilding

Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 264.8 sq. metres (2850.0 sq. feet)

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





Grounds & Gardens

- Gravel driveway enclosed by mature hedging, provides off road parking for several vehicles
- Detached garage with log store to rear and a side gated access
- Large, raised patio area adjacent to the rear of the property, overlooking the southerly facing garden, which is primarily laid to lawn, with an area of decking to the rear, screened by mature hedging



The Situation

This property is located near to the centre of Ringwood in a quiet no through road. Ringwood town offers a weekly market, several restaurants, cafes and boutiques as well as many well known High Street shops. The wonderful New Forest is approximately 1.0 Mile away, a haven for walking, horse riding and cycling. The cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2hours distant, via the M3. The larger shopping towns of Bournemouth (16 miles) east and Southampton (20 miles) west both with their airports are easily accessible.



Services

Energy Performance Rating: C Current: 74 Potential: 80
All Mains Connected

Directions

From Ringwood central roundabout, take Mansfield Road signposted to the Town Centre, after the traffic lights turn left into The Quomp. Proceed towards the end of this road and turn left into College Road. The property can be found approximately ½ way along on your left hand side.

Please scan here to watch the cinematic video tour



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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