



258 Christchurch Road

Ringwood, BH24 3AS

S P E N C E R S



The Property

A superbly presented and tastefully decorated detached family home, offering approximately 1,794 sq. ft. of spacious and light accommodation, ideally positioned within walking distance of Ringwood town, a flagship David Lloyd health and fitness club, popular local farm shops, and beautiful open forest walks on the edge of the New Forest National Park.

A welcoming entrance hall with oak wood flooring extends through the main ground floor rooms, including the living room, dining room, and cloakroom/WC.

The dining room, positioned at the front, enjoys a charming bay window, while double doors open into the living room. The living room features a fireplace creating a focal point and sliding patio doors open directly onto the garden terrace.

The kitchen/breakfast room is fitted with a comprehensive range of cabinetry, tiled splashbacks, and complementing flooring. Patio doors open to the garden. Integrated appliances include a fitted oven, hob, and dishwasher and space for fridge/freezer. An adjoining utility room offers further space for laundry appliances and internal access to the integral double garage, complete with electric up-and-over door, power, and lighting.

The first-floor landing gives access to four well-proportioned bedrooms, all beautifully decorated and immaculately presented. Two of the rooms benefit from fitted wardrobes, including the principal bedroom, which features twin double wardrobes and a stylish en suite bathroom with shower over bath, WC, and wash hand basin. The remaining bedrooms are served by a family bathroom, attractively tiled and incorporating both a separate shower cubicle and a bath.







Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: D Current: 68 Potential: 78
- Ofcom broadband speed of up to 1000 Mbps (Ultrafast)

The Situation

This property is conveniently located within walking distance of the town centre including doctors and dentists and all three Ringwood Schools yet is just a short distance away from the beautiful New Forest offering thousands of acres of natural heath and woodland ideal for walking, cycling and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes and restaurants as well as two well-known supermarkets and two leisure centres. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and international airports at both Bournemouth and Southampton.



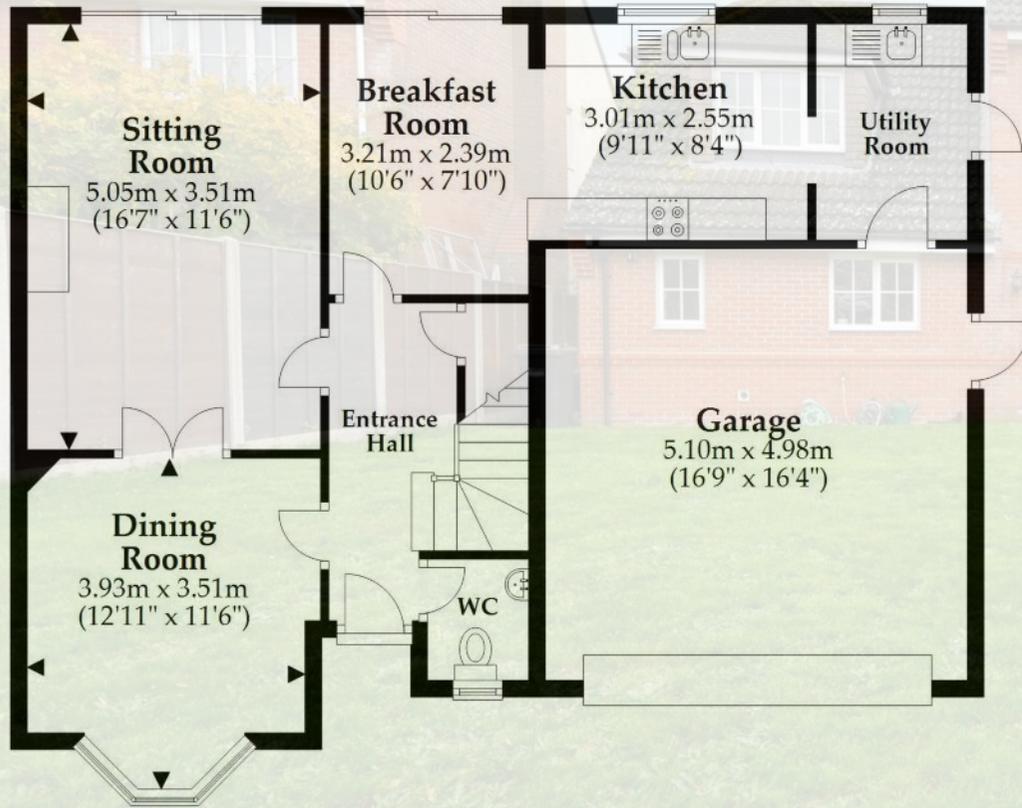


FLOOR PLAN



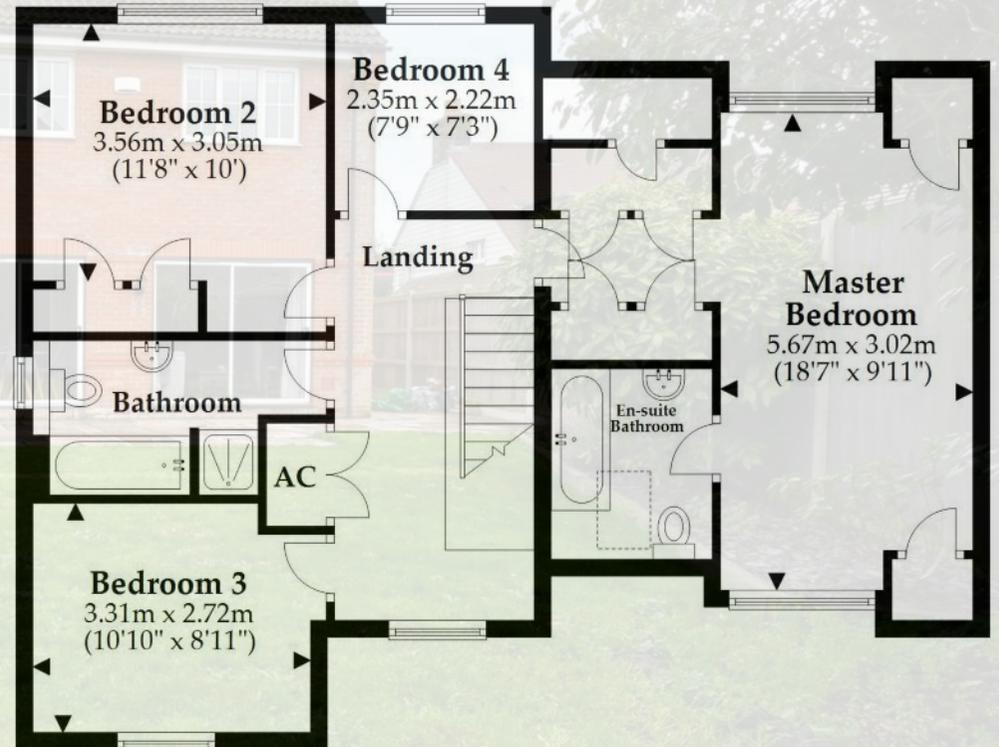
Ground Floor

Approx. 87.8 sq. metres (945.1 sq. feet)



First Floor

Approx. 78.9 sq. metres (849.5 sq. feet)



Total area: approx. 166.7 sq. metres (1794.6 sq. feet)

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



Grounds and Gardens

Secure double gates open onto a tarmac and gravel driveway providing ample parking and turning space. The integral double garage offers a remote-controlled electric door, power, and lighting.

The rear garden is mainly laid to lawn, framed by mature trees and shrubs for privacy, and features a sandstone patio ideal for outdoor entertaining. A side area provides useful hardstanding, perfect for a small trailer or similar.

Directions

From The central Ringwood roundabout, join Mansfield Road and pass two sets of traffic lights. At the mini roundabout take the first exit onto Christchurch Road. At the next mini roundabout, take the second exit, continuing along Christchurch Road. Take the second exit at the next roundabout and the property can be found on your right hand-side opposite the Texaco garage.



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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