



**Braeside Road**

*Ringwood, BH24 2PQ*

**SPENCERS**





## The Property

This exceptionally presented detached home on Braeside Road has been comprehensively modernised to offer over 1,500 sqft of sophisticated living accommodation.

The home opens into a spacious hallway leading to all ground floor rooms.

The heart of the home is a stunning open-plan kitchen/dining room. It features shaker style cabinetry, a contrasting dark navy central island, and high-quality integrated appliances. The space is finished with elegant grey Herringbone flooring and recessed spot lighting.

Located at the rear of the home is the sitting room. With large windows and double doors opening onto the rear gardens, this space offers a seamless transition between indoor and outside living.

A dedicated study provides a quiet environment for home working, styled with modern decor and Herringbone flooring. Across the hall, a versatile fourth bedroom currently serves as a cosy snug.

There is a utility with a WC and cupboard, providing additional storage and dedicated space for appliances.

The principle suite offers a boutique hotel feel, complete with fitted wardrobes and a private en-suite. Double doors open onto a private balcony overlooking the gardens, perfect for soaking up the morning sun.

There are two further generous double bedrooms, one of which features built-in wardrobes. Both rooms feature large windows that fill the rooms with natural light.

The family bathroom features a four piece suite including a freestanding bath and a separate shower.



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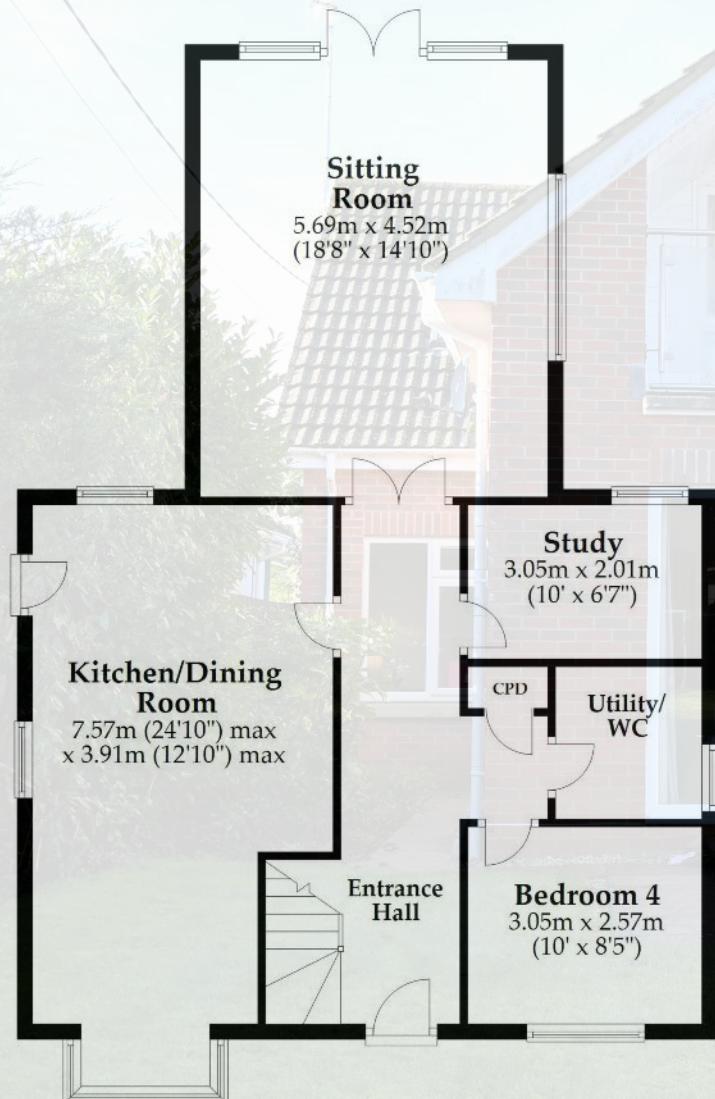


## FLOOR PLAN

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

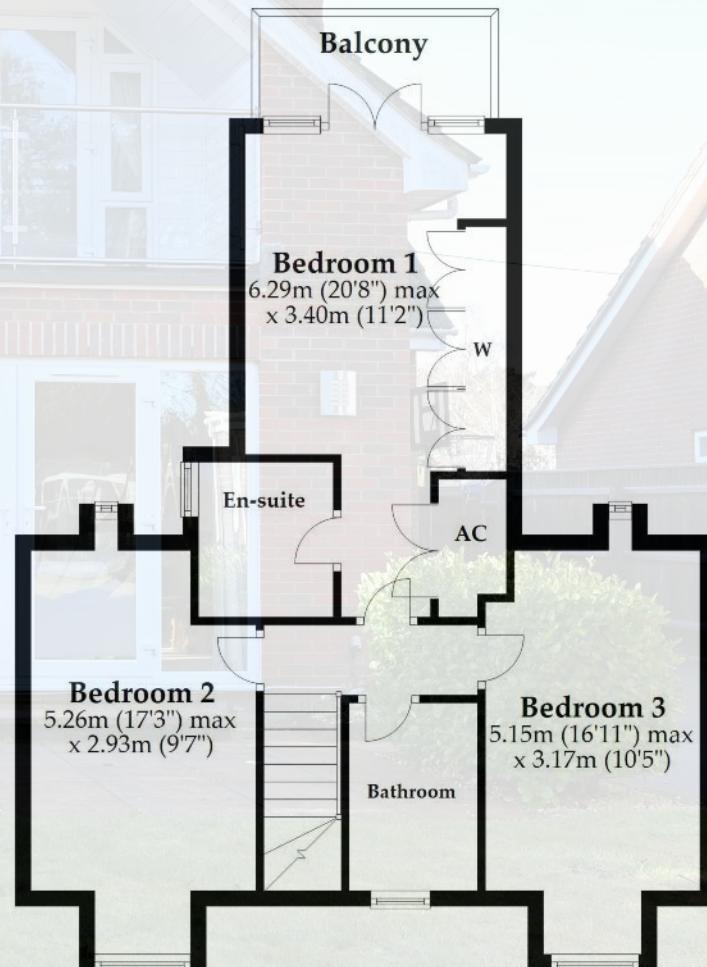
### Ground Floor

Approx. 86.4 sq. metres (930.1 sq. feet)



### First Floor

Approx. 61.7 sq. metres (664.0 sq. feet)



Total area: approx. 148.1 sq. metres (1594.1 sq. feet)

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





## The Situation

Situated in St Leonards, this attractive home is just moments away from the beautiful Moors Valley Country Park, set in acres of natural heath and woodland incorporating an adventure playground, trail, and golf course, and offering an idyllic setting for a range of outdoor pursuits such as cycling. The market town of Ringwood is just a couple of miles away, offering a comprehensive range of shops, cafes, and restaurants as well as two leisure centres. For the commuter, the A31 is easily accessible, providing links to the A338 for Bournemouth and Christchurch (approx. 8 miles south), Salisbury (approx. 18 miles north), and the M27 for Southampton (approx. 18 miles east). Furthermore, international travel is made effortless with both Bournemouth and Southampton airports nearby, providing convenient routes to major European cities.

## Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Energy Performance Rating: D Current: 78C Potential: 88B
- Mains electricity, water and drainage
- Gas central heating
- Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)
- Mobile Coverage: Good coverage, please contact your provider for further clarity





## Outside

The exterior is just as impressive, featuring a large, level rear garden mainly laid to lawn, enclosed by mature hedging and timber fencing for privacy. A paved patio area adjacent to the sitting room provides the perfect spot for alfresco dining while watching children enjoy the extensive play space. A large paved driveway, with a small area which has been attractively landscaped, offers ample parking with double gates leading down the side of the property with more parking and a single garage.

## Directions

Exit Ringwood heading onto the A31 heading west to Bournemouth and Poole. Continue on the A31, staying in the right two hand lanes, heading under the flyover. Continue on here for approximately 1.5 miles. At the roundabout, take the third exit onto Woolsbridge Road. After 0.1 of a mile, turn left onto Laurel Lane. At the end of the road, at the T-junction, turn left onto Braeside Road. The property can be found on your left hand side, indicated by our for sale board.

## 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 fitments, 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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