



14 Southern Avenue

West Moors, Ferndown, BH22 0BL

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NEW FOREST





The Property

A superb 3/4 bedroom chalet style home, set on a mature and well-regarded residential road, this beautifully presented property offers both style and substance, within easy reach of local amenities and a protected forest plantation – perfect for those who enjoy nature on their doorstep.

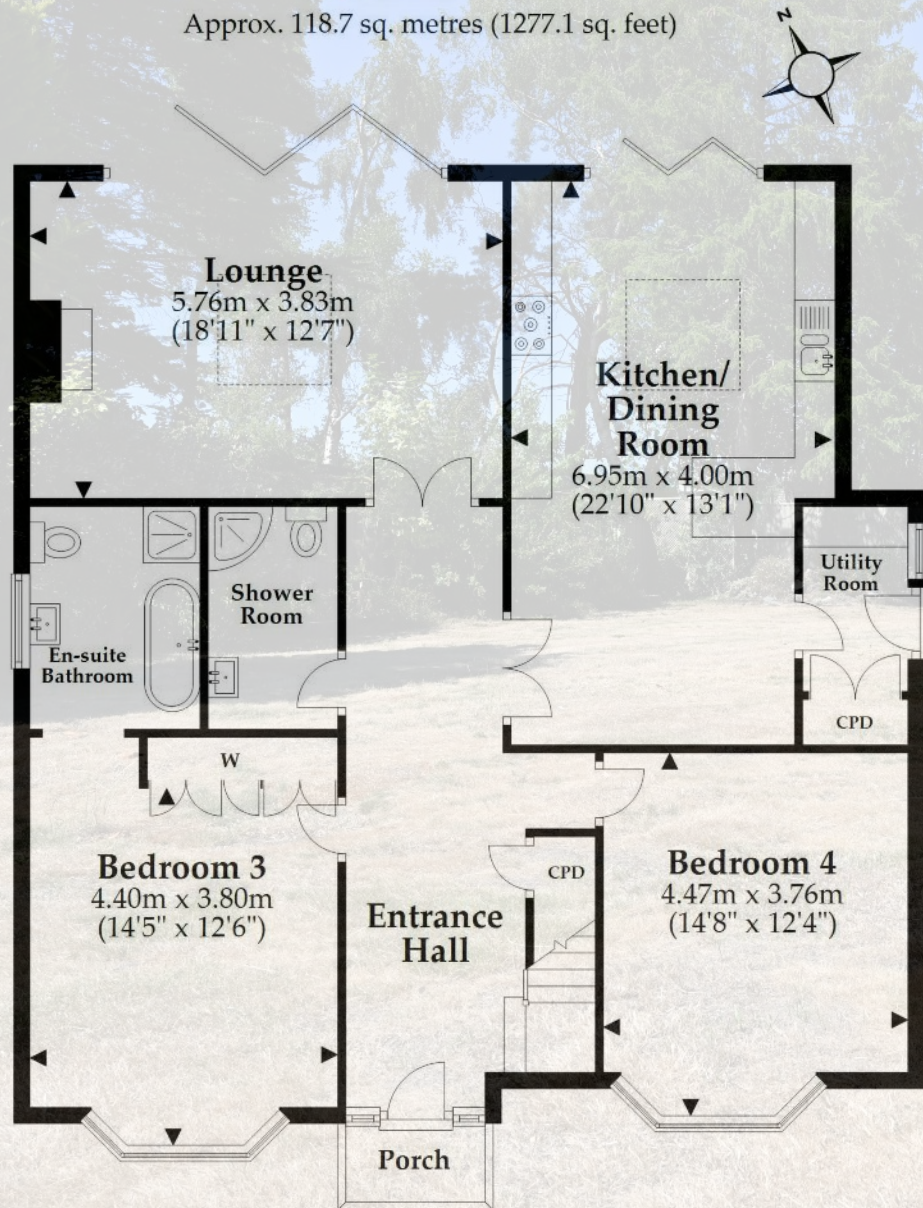
From the moment you arrive, the home impresses with exceptional kerb appeal, extensive off-road parking, and gated access to a substantial 30ft garage, ideal for vehicles, boats, or even a workshop space.

- A spacious and light entrance hall with contemporary Herringbone flooring, a useful cloak cupboard, and double doors opening to the main living areas.
- The lounge is a striking yet comfortable reception space featuring a modern gas fireplace, feature 'Lantern Light' ceiling window, and bi-folding doors opening onto the rear terrace which is perfect for entertaining or unwinding in the evening sun.
- A 22ft luxury kitchen/diner fitted to an exceptional standard with Granite worktops, integrated appliances (including wine cooler, dishwasher & Neff ovens), and space for a generous dining table. Tiled flooring, LED spot lighting, another 'Lantern Light' ceiling feature, and wide bi-fold doors all complete this outstanding social hub.
- Well-planned and practical utility room, with Granite worktops, appliance space, and direct garden access. A wall-mounted gas boiler is neatly housed here.
- Two large ground floor bedrooms, one of which is currently used as an office and the other as a potential principal bedroom with access to a stunning en-suite bathroom complete with roll-top bath, walk-in wet room shower, underfloor heating, and contemporary fittings.
- The shower room/cloakroom is sleek and fully tiled with vanity unit, WC, and shower with rain and hand-held fittings – perfect for guests or visiting family.
- The current principal bedroom with a 'dressing area' and a quality en-suite comprising panelled bath with mixer tap & shower attachment, vanity wash basin & WC, chrome heated rail and underfloor heating.
- The second first floor bedroom has bespoke fitted storage and a contemporary en-suite, again with underfloor heating.

FLOOR PLAN

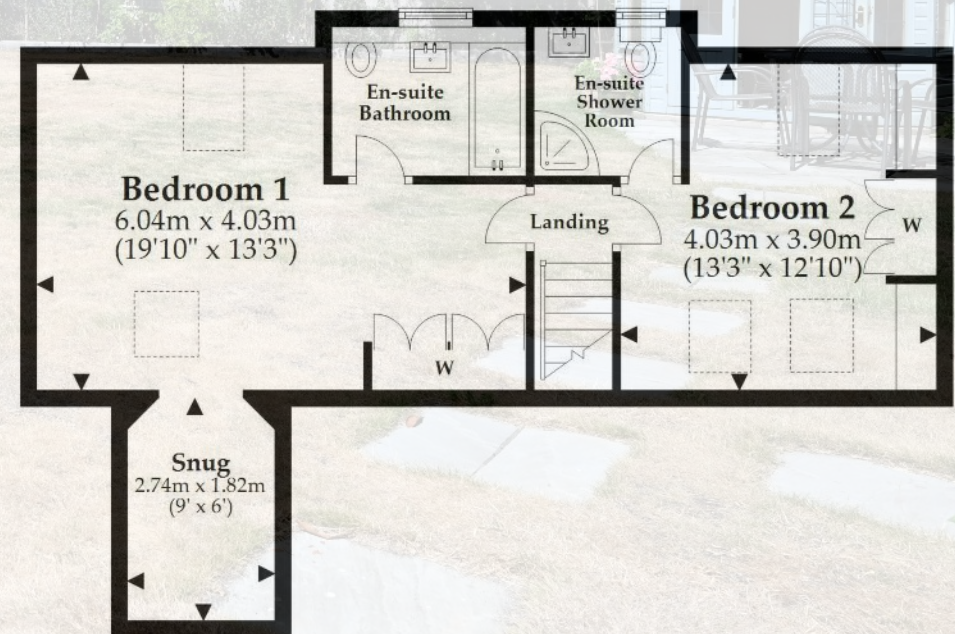
Ground Floor

Approx. 118.7 sq. metres (1277.1 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



Total area: approx. 170.5 sq. metres (1835.6 sq. feet)

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





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 then take a right onto Uplands Road, then left onto Southern Avenue 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

The rear garden is a true highlight – a tranquil, private space predominantly laid to lawn with well-stocked borders and a generous patio perfect for summer entertaining.

To the front, the decorative stone driveway offers incredible off-road parking with space for multiple vehicles, plus scope to accommodate a caravan or boat. Double gates lead to a large detached garage (approx. 30' x 9'6") with power and lighting.

Services

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

All Mains Connected

Available download speeds of up to 1,000 Mbps (Ultrafast)



Viewing

By prior appointment only with the vendor's selling agents Spencers Property.

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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