



Windmill Lane, Ringwood, BH24 2DQ

SPENCERS
NEW FOREST



The Property

Planning permission granted May 2022. A superb opportunity to build a 5,400 sqft modern and stylish home on an elevated site in a stunning location with amazing views across the adjacent Avon valley. This proposed contemporary home will have five bedrooms with five ensuite bath/shower rooms, a substantial open plan kitchen/dining room and living room with terrace. The property will also benefit from a gym/games room and large office, all the accommodation is laid out over five floors with a lift providing access to each floor. The original design of this contemporary home has been perfectly designed to suit the land around it and will create different terraces on different levels, all benefitting from beautiful views of the surrounding countryside.

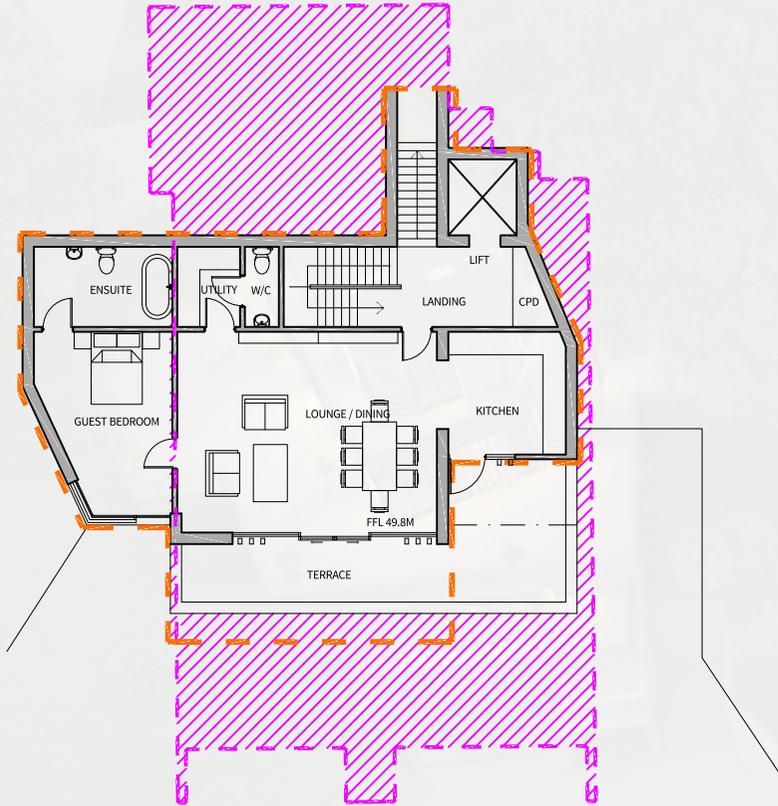
- The accommodation is arranged over five floors taking full advantage of the stunning views of the Avon valley
- All five bedrooms have ensuite bath/shower rooms
- The principle bedroom suite will benefit from it's own roof terrace and a curved window with far reaching views
- Magnificent guest suite situated over an entire floor with stunning views and could be utilised as a separate annexe
- The ground floor will combine the double garage and a useful storage room
- The first floor comprises a gym and a games room with shower room and office/study
- There will be a lift which leads to all five floors

Services

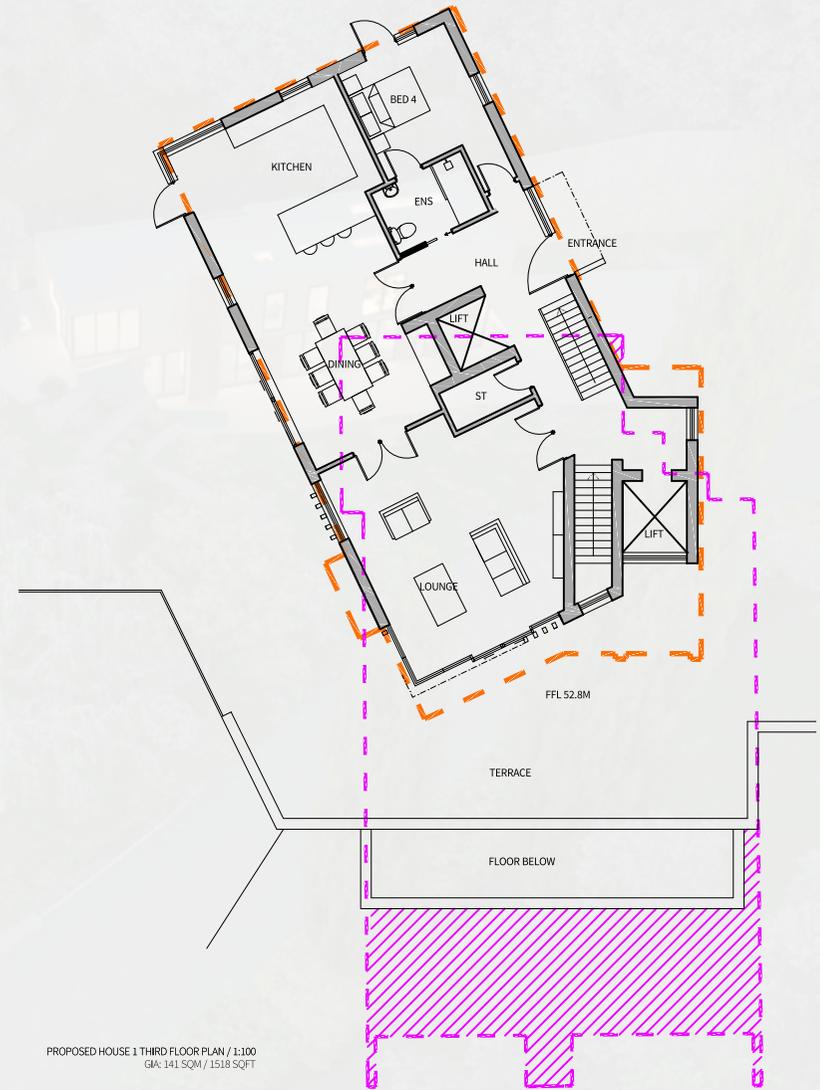
All mains services connected

Planning permission granted May 2022

Plans...



PROPOSED HOUSE 1 SECOND FLOOR PLAN / 1:100
GIA: 100.6 SQM / 1083 SQFT



PROPOSED HOUSE 1 THIRD FLOOR PLAN / 1:100
GIA: 141 SQM / 1518 SQFT



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PROJECT:
DRAWING:
NUMBER:
REVISION:

THE ROOFHOUSE, AVON CASTLE,
RINGWOOD
PROPOSED SECOND FLOOR PLAN
022
A

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:



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PROJECT:
DRAWING:
NUMBER:
REVISION:

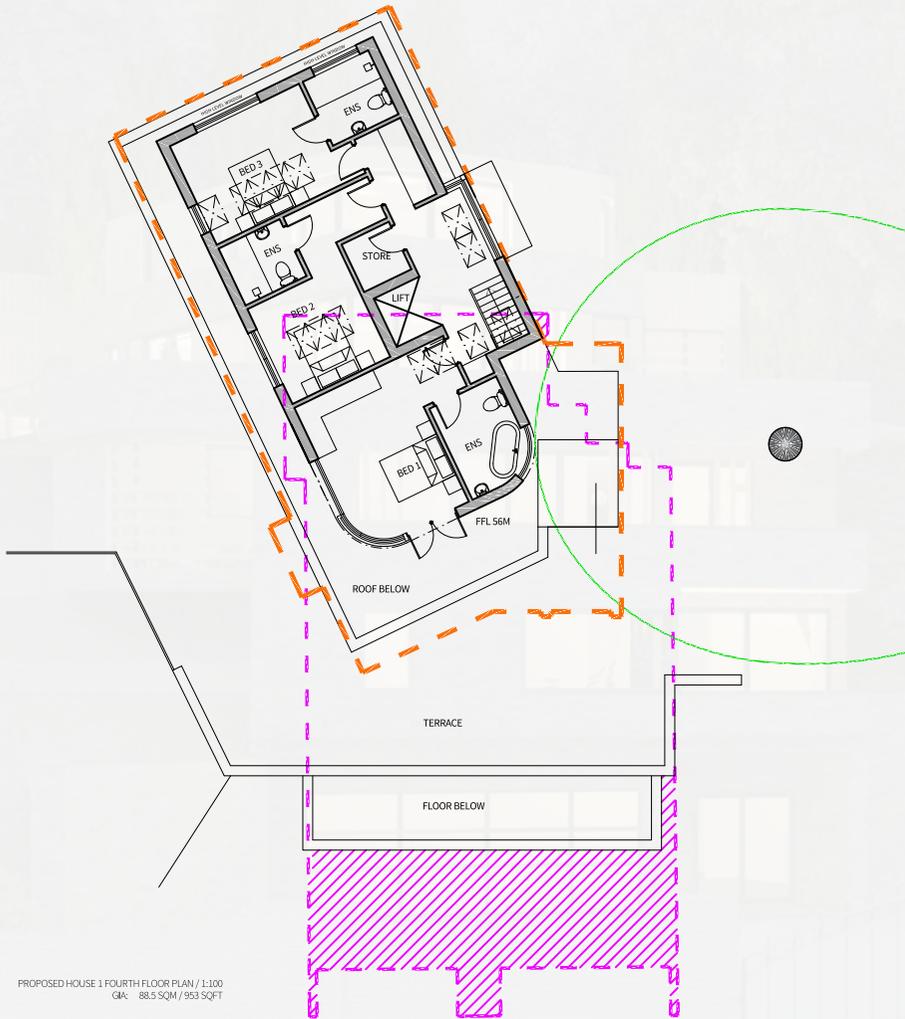
THE ROOFHOUSE, AVON CASTLE,
RINGWOOD
PROPOSED THIRD FLOOR PLAN
023
A

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:



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--- EXISTING BUILDING OUTLINE
 --- PREVIOUS SCHEME OUTLINE



PROPOSED HOUSE 1 FOURTH FLOOR PLAN / 1:100
 GFA: 88.5 SQM / 953 SQFT

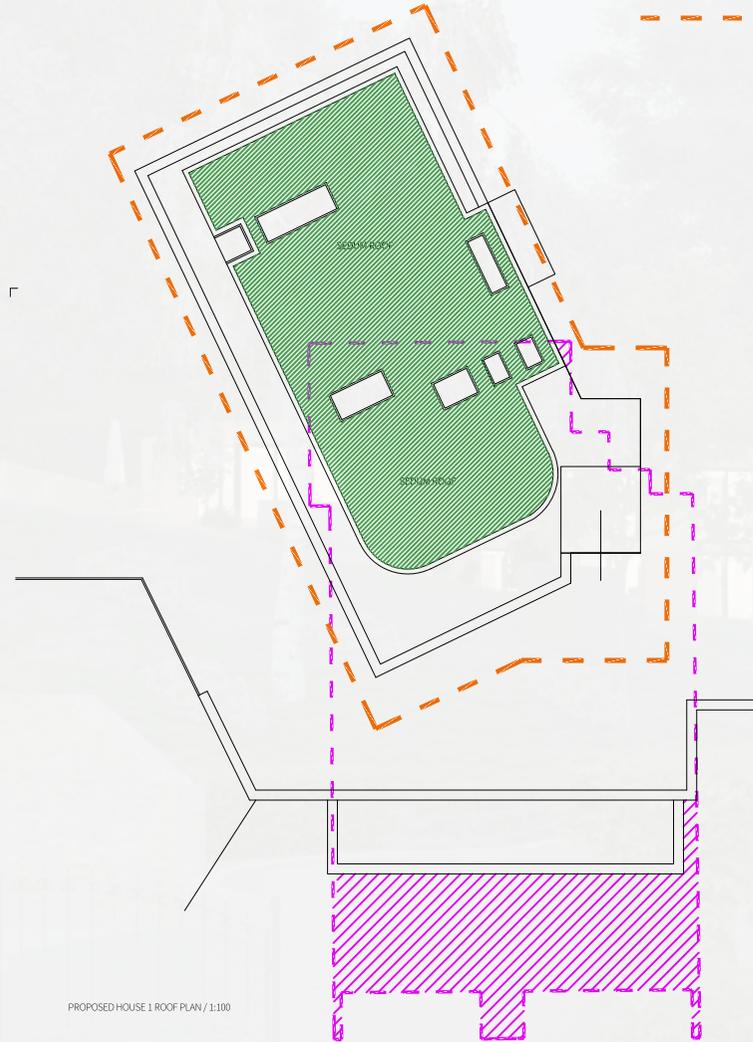


PROJECT: THE ROOFHOUSE, AVON CASTLE, RINGWOOD
 DRAWING: PROPOSED FOURTH FLOOR PLAN
 NUMBER: 024
 REVISION:

STATUS: PLANNING
 SCALE: 1:100 @A3
 ORIENTATION:



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PROPOSED HOUSE 1 ROOF PLAN / 1:100

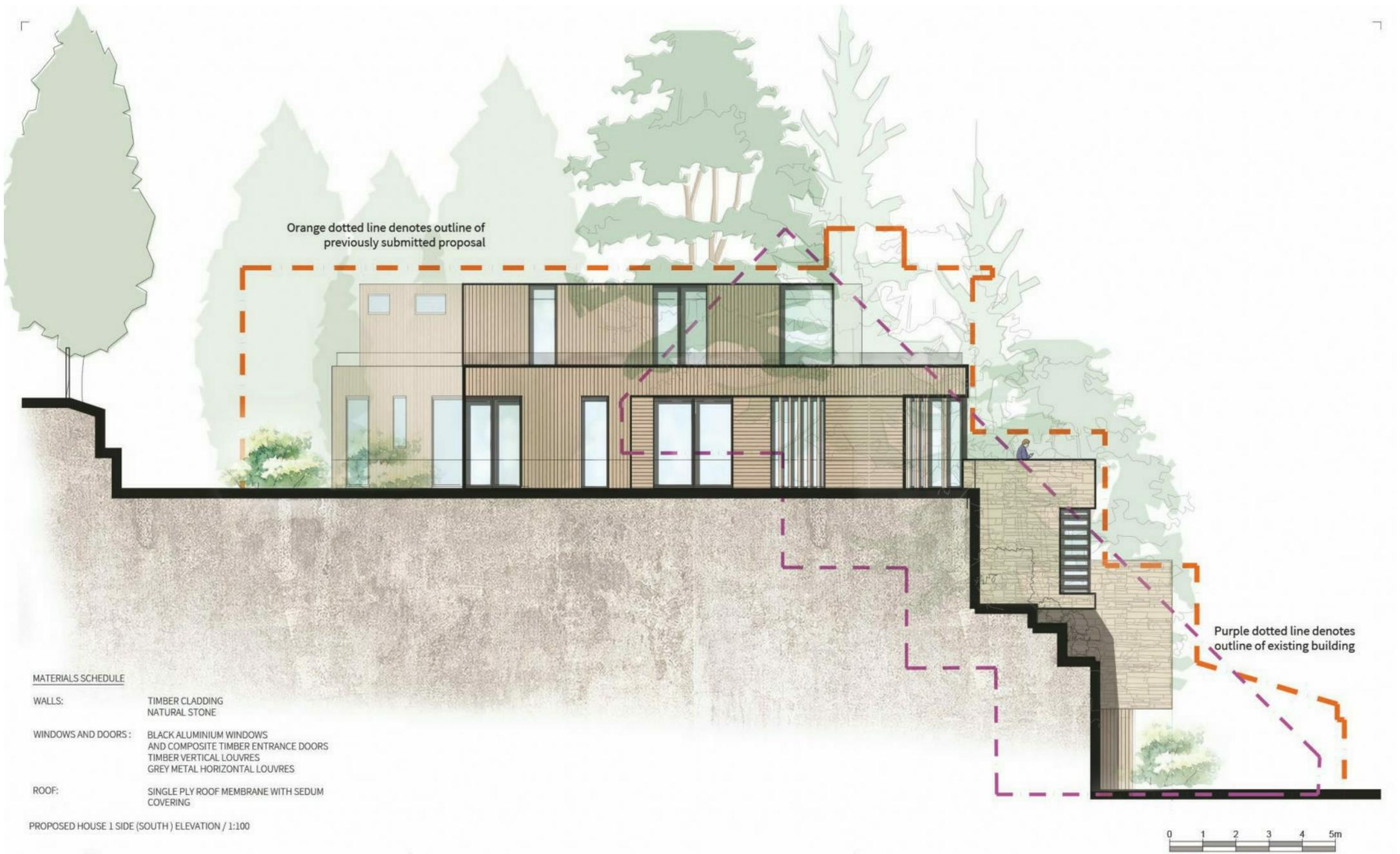


PROJECT: THE ROOFHOUSE, AVON CASTLE, RINGWOOD
 DRAWING: PROPOSED ROOF PLAN
 NUMBER: 025
 REVISION:

STATUS: PLANNING
 SCALE: 1:100 @A3
 ORIENTATION:



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Orange dotted line denotes outline of previously submitted proposal

Purple dotted line denotes outline of existing building

MATERIALS SCHEDULE

- WALLS: TIMBER CLADDING
 NATURAL STONE

- WINDOWS AND DOORS: BLACK ALUMINIUM WINDOWS
 AND COMPOSITE TIMBER ENTRANCE DOORS
 TIMBER VERTICAL LOUVRES
 GREY METAL HORIZONTAL LOUVRES

- ROOF: SINGLE PLY ROOF MEMBRANE WITH SEDUM
 COVERING

PROPOSED HOUSE 1 SIDE (SOUTH) ELEVATION / 1:100



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PROJECT:
DRAWING:
NUMBER:
REVISION:

THE ROOFHOUSE, AVON CASTLE,
RINGWOOD
PROPOSED SIDE ELEVATION (SOUTH)
027
A

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION: AS SHOWN



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The Situation

The Roof House is nicely positioned within this highly sought after estate, which nestles along the edge of the beautiful Avon Valley and the market town of Ringwood. Ringwood is approximately two miles away, offering an excellent range of independent and high street boutiques, shops, cafes and restaurants, as well as two leisure centres. The Ringwood Forest and the New Forest surround the area and are both easily accessible. The nearby A31 offers routes to the larger coastal towns of Bournemouth (approximately 8 miles south via the A338) and Southampton (approximately 18 miles east via the M27). Beyond Southampton the M3 then leads to London, which is only approximately 1.5 hours away.

Directions

Exit Ringwood heading west along the A31, come off taking the exit sign to Verwood, turn left before the flyover into Hurn lane and continue up the hill, after about half a mile, turn left into Avon Castle Drive and continue along this private drive and turn left into Windmill Lane, go right to the end of this lane and bear right into a private drive, continue along this drive and you will come to the property on your right.

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 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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