



34 Avon Castle Drive

Ringwood, BH24 2BB

SPENCERS
NEW FOREST





34 Avon Castle Drive

• RINGWOOD •

Arguably one of the greatest houses to ever come to market within the exclusive Avon Castle development, is this newly built Georgian-inspired super home; offering over 8,000 sqft of carefully planned living space, designed to cater to modern needs while providing an impressive and functional home environment. Positioned on a private and level plot of approximately 1.3 acres, the property benefits from four large double bedrooms, a separate 1-bedroom annex, and an indoor heated swimming pool, all combining to create a versatile and spacious living arrangement.

Main residence...



5



3



5



An exquisite, five bedroom family home, providing in excess of 8,000sqft of luxurious, high specification accommodation

The Accommodation

The grand entrance hall is the first internal feature to catch the eye, with its sweeping staircases leading up to the first floor. The flooring is finished with large, soft grey, Porcelanosa tiles that extend through to the family room. The entrance also offers direct views through the home to the garden, providing a clear sense of the property's layout and connection with the outdoors.

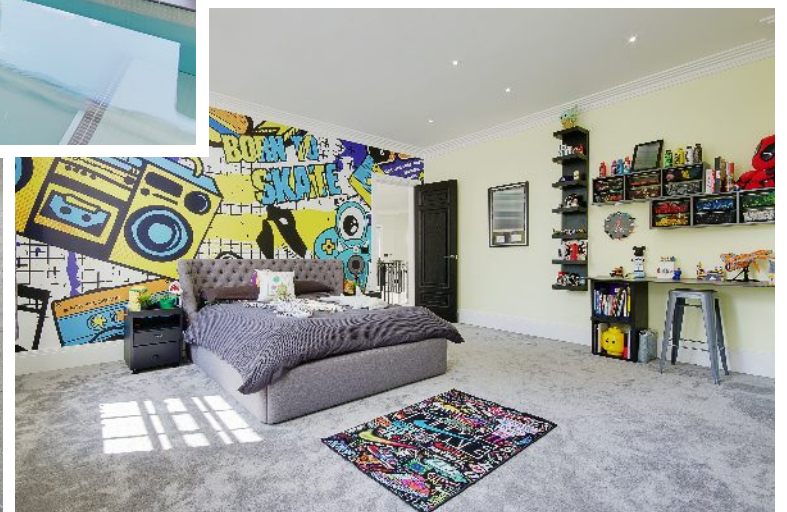
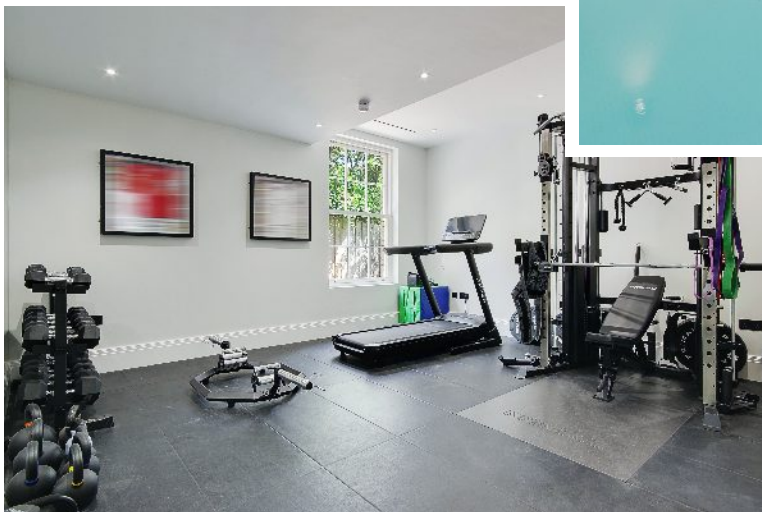
At the heart of the home lies the open-plan living area, consisting of a kitchen, dining space, and a comfortable sitting area, all designed to make family life and entertaining as seamless as possible. The living space features an 80" TV and electric flame effect fireplace fitted within a polished plaster media wall.

The kitchen area is the real hub of the ground floor area and is fitted with top-tier appliances, including two Neff eye-level ovens with a plate warmer drawer, a Bora four-ring induction hob with downdraft extraction, and a Quooker tap offering still, sparkling, and hot water. Additionally, the kitchen includes a wine cooler, an InSinkErator food waste disposal unit and an integrated AEG fridge freezer, alongside specialised storage drawers designed to extend the freshness of fruits and vegetables. The kitchen is finished with Quartz work surfaces and LED strip lighting.

Beyond the main kitchen, a discreet utility area provides ample storage, additional sink space, and laundry facilities, including a washing machine, tumble dryer, and another integrated fridge-freezer.

From the family room, black Crittall internal doors lead to a versatile space currently used as a children's games room, which overlooks the front of the property. Like the rest of the ground floor, this room enjoys plenty of natural light and benefits from the high ceilings. Adjacent to the family room, there is a formal sitting room featuring a wall-mounted flat-screen TV and an electric flame-effect fireplace.





FLOORPLAN

Avon Castle Drive

Approximate Gross Internal Area
8299 sq ft - 771 sq m

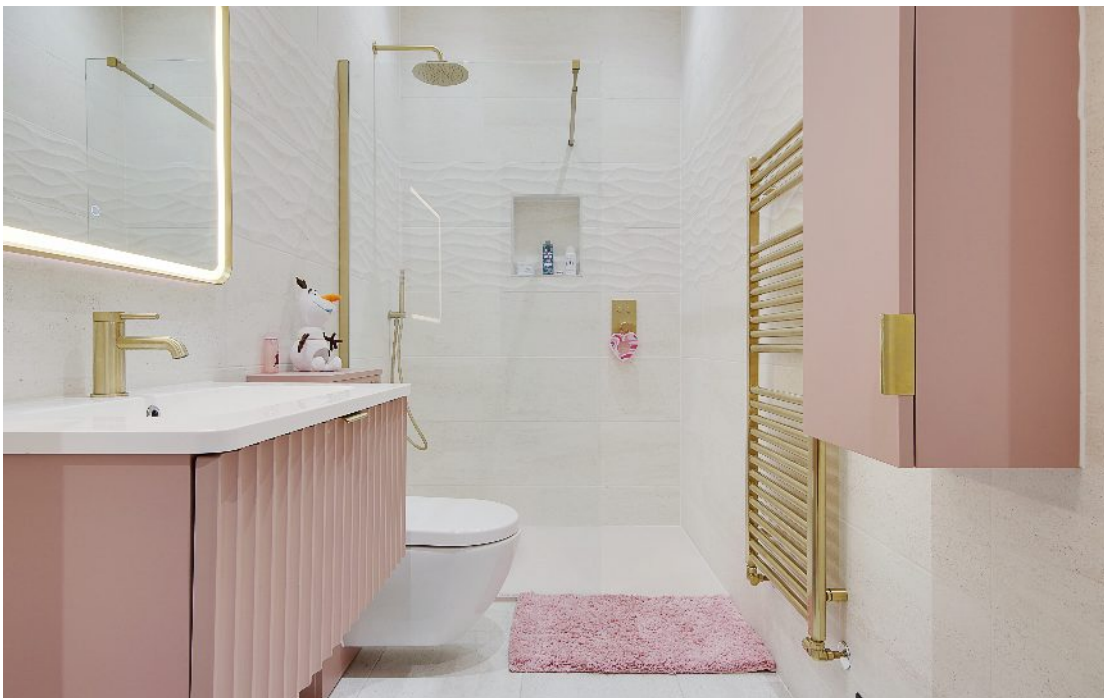




One of the standout features of the home is the indoor swimming pool, which is securely accessed via a pin code locked door. The pool area includes a home gym with a mirrored wall, providing space for exercise and wellness. The heated swimming pool itself has bi-fold doors that open onto the rear garden patio, allowing for seamless indoor-outdoor living, especially during the summer months. The pool area also features a practical shower room for convenience.

On the ground floor, there is also a dedicated home office, situated near the front entrance, providing a quiet space for working from home. A guest WC is conveniently located nearby for visitors.

The dual sweeping staircases, with black iron handrails and Quartz flooring, are a central feature of the entrance hall and lead up to a galleried landing on the first floor. The first floor itself is of solid concrete construction, ensuring both privacy and soundproofing between rooms. Here, four large double bedrooms are located, each with its own en-suite bathroom and dedicated dressing room. The master bedroom occupies the entire rear facade of the property, offering views over the garden. The en-suite bathroom includes a freestanding bath, walk-in shower, double sink vanity unit, and heated mirrors, flowing directly into the adjoining dressing room with ample storage space.



The property also includes a separate 1-bedroom annex, which can be accessed via a private internal staircase from the ground floor near the garage. This annex is located above the triple garage and features a spacious bedroom with an en-suite bathroom and built-in wardrobes. The annex provides a perfect space for guests, extended family, or even staff accommodation, offering privacy while still being part of the main home.





Gardens and Grounds

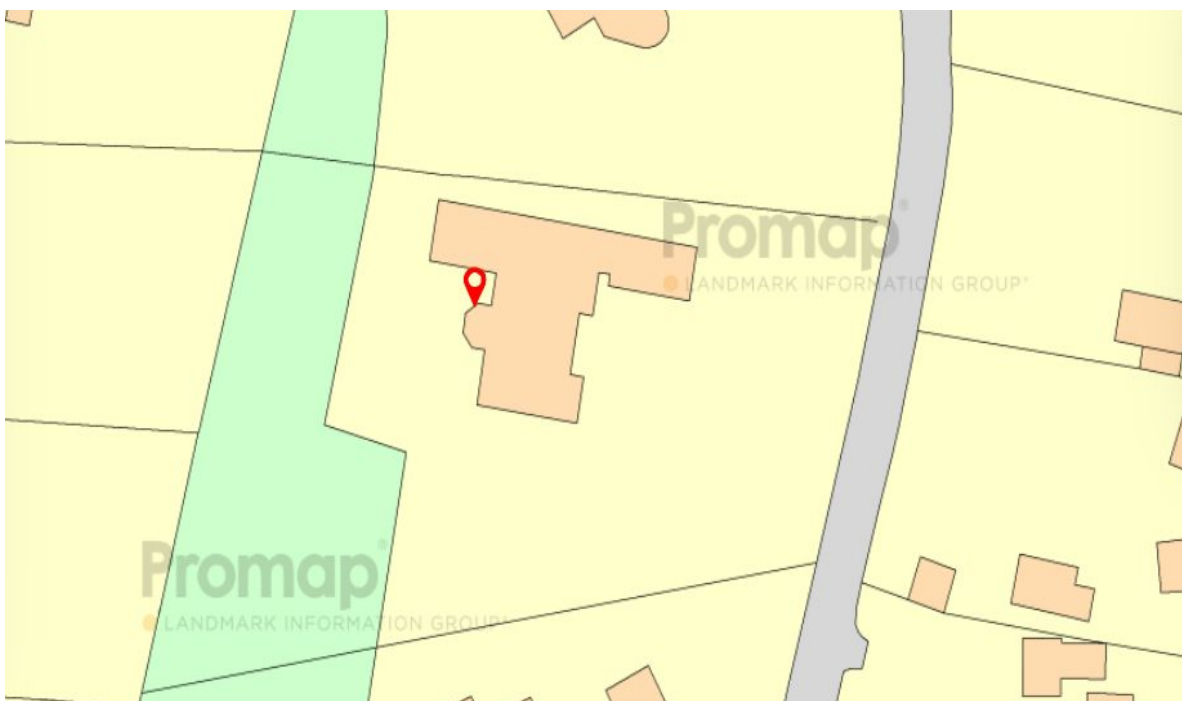
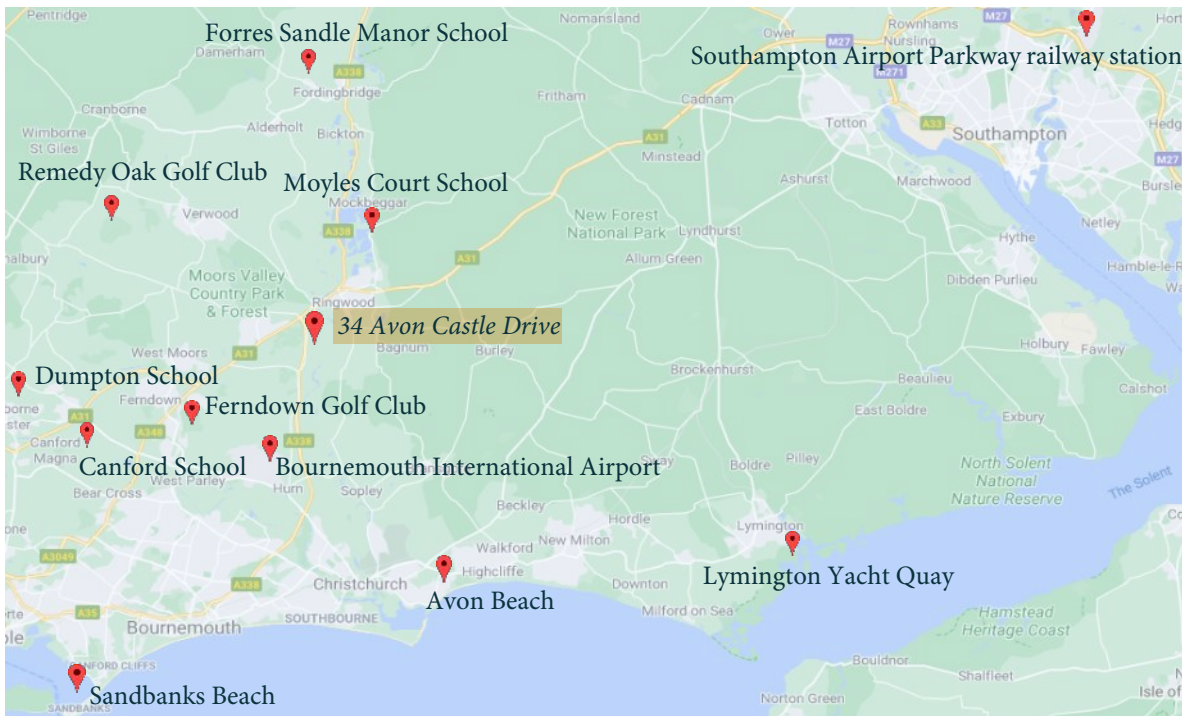
Access to the property is via secure electric gates, opening onto a generous in-and-out driveway that provides parking for numerous vehicles. This initial approach offers privacy and sets the tone for the exclusivity of the home.

The triple garage itself provides extensive storage space and includes two electric car charging points, one located inside the garage and the other outside for convenience. The garage also features a gardener's WC and sink. The rear garden, which is mainly laid to lawn, offers a blank canvas for future landscaping or serves as a large play area for children.

Directions

Exit Ringwood on the A31 heading west. After passing the petrol station take the exit signposted to Verwood/Matchams. After a short distance, before the flyover, turn left into Hurn Road. Proceed along this road for approximately ½ mile and turn left into Avon Castle Drive. Along the private drive you will come to the property on the right.





Located in the highly sought after and prestigious location of Avon Castle

The Situation

Situated in the exclusive Avon Castle this attractive house is conveniently located within easy reach of the A31. The Hurn forest is nearby with many acres of natural woodland ideally suited to walking, cycling and riding. The market town of Ringwood lies just a mile away with its comprehensive range of shopping facilities and excellent state and private schools. Bournemouth lies only 8 miles west and Southampton is approximately 15 miles east. London, via the M27 and M3 is only two hours travelling time away.

Services and other Specifications

Solid concrete construction on both the ground floor and first floors

Integrated electrical, mechanical, AV, and security systems provided by Interlink Group

Energy Performance Certificate: B

Council Tax Band: H

All Mains Services

Ultrafast Broadband Installed

Underfloor Heating Throughout

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 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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