



Avon Castle Drive

*Ringwood, BH24 2BA*

SPENCERS  
NEW FOREST





## The Property

A unique opportunity to purchase an exclusive property, set in a wonderful location, featuring stunning river and castle views. This detached residence is located in an elevated position in the sought after area of Avon Castle.

- This delightful home is spacious, bright and flexible, with accommodation arranged over three levels, which maximises the picturesque outlook across the Avon Valley & River Avon
- Highlighting the beautiful views on the second floor is a spacious and well-presented kitchen. This flows well to the adjoining dining room A particularly bright and spacious living room also benefits from far reaching view right across the surrounding fields and countryside
- First floor accommodation consists of three double bedrooms, all of which boast those stunning views. The principal bedroom is of a generous size and includes an en-suite. A large family bathroom is also conveyed with four piece suite
- Accommodation on the ground floor is flexible and could cater for many preferences. There could be the opportunity for annexed accommodation as well as a home and income
- Indeed, being located in such a desirable position this could potentially be an ideal retreat as a second home or also for those seeking a project and/or redevelopment (STPP)
- A viewing is highly recommended to appreciate all on offer

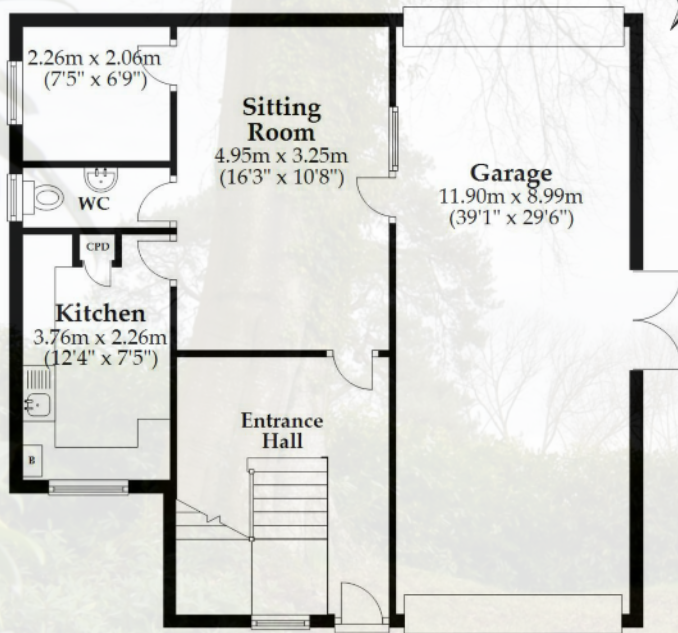
## Viewing

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.

# FLOOR PLAN

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

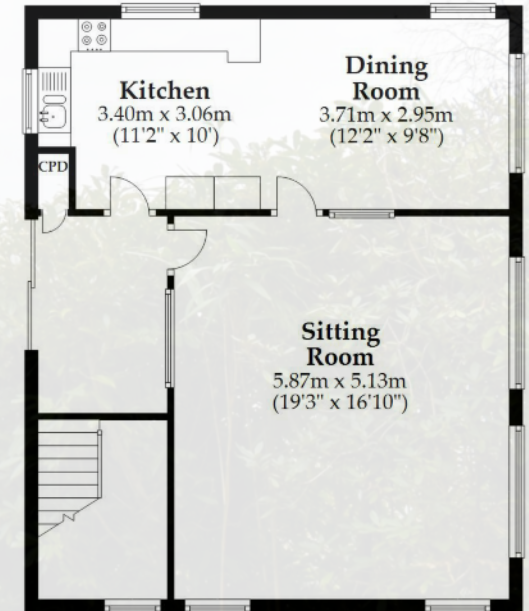
## Ground Floor



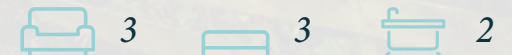
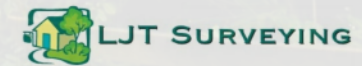
## First Floor



## Second Floor

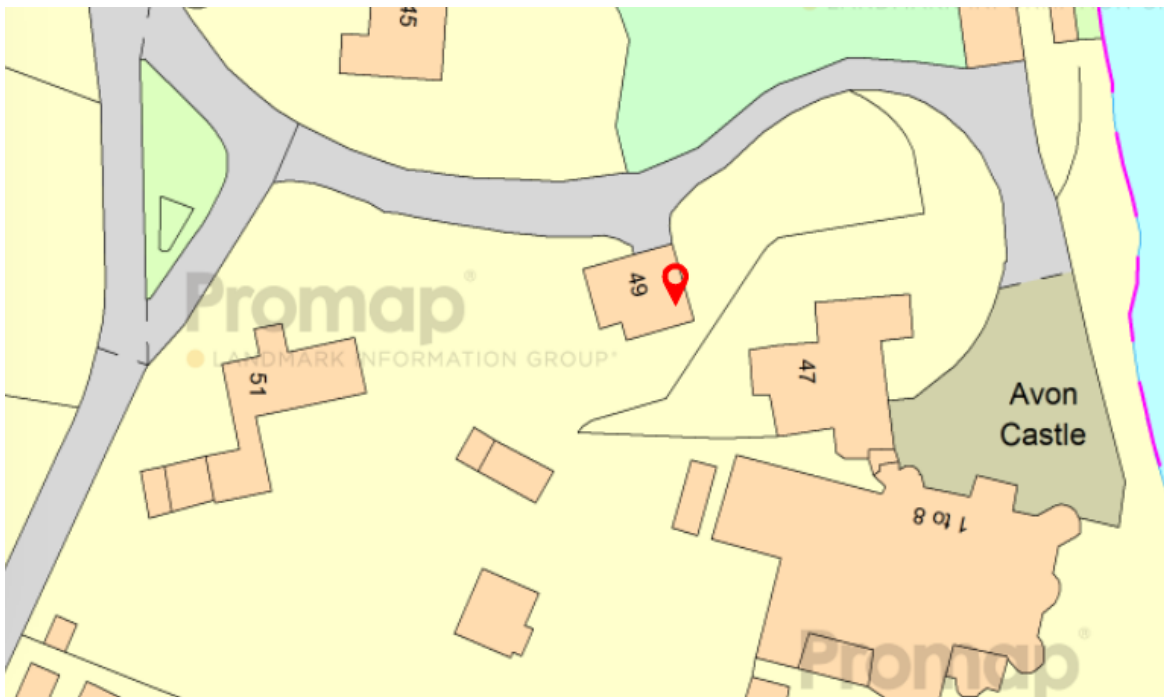


Total Floor Area: approx. 212 sq. metres (2284 sq. feet)  
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood









## Grounds & Gardens

The property enjoys a unique setting, with almost the feeling of being on holiday in an idyllic position. The grounds are secluded and private with the highlight being those stunning vistas. The house is positioned in an elevated, set back position. There is a sweeping gravel driveway and an integrated double garage. To the rear is another garden which is mainly laid to lawn and displays a tranquil setting.

## 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.

## Directions

From Ringwood proceed along the A31 heading west towards Poole/Wimborne. Immediately after the garage on the left hand side, take the slip road off the A31 signposted to Verwood. Just before the underpass turn left into Hurn Lane and proceed for approximately half a mile, turning left at the entrance pillars into Avon Castle Drive. Continue along Avon Castle Drive going past Avon Avenue on the right and Windmill Lane on the left. Turn left down the hill at the brown sign marked for Avon Castle and it is the first property on the right hand side.

## Services

Energy Performance Rating: D

Available download speeds of 47 Mbps (Superfast Ofcom)

Council Tax Band: G

Connected to Mains Services

Gas Central Heating

All original windows have been replaced with double glazed units





For more information or to arrange a viewing please contact us:

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