



Cloughs Road

Ringwood, BH24 1UU

SPENCERS
NEW FOREST





The Property

A truly unique opportunity to purchase, a new build, near passive, three bedroom detached bungalow. Set in the heart of Ringwood in a quiet and tucked away position, this architecturally impressive residence is the perfect downsize into town centre living. Designed by renowned and award winning local architect practice Moorhouse Architecture the property provides a perfect blend of eco-technology with modern living spaces personifying economical, practical and comfortable living.

The future owners can also look forward to substantially reduced energy consumption with an electric only heating and hot water system based on solar PV panel, smart battery and air source heat pump, along with triple glazing and high performance insulation to keep the heat in during the winter months. Likewise, the house has a distributed wi-fi system for complete coverage in all of the rooms and benefits from a continual gentle flow of fresh air from the mechanical ventilation system reducing dust, humidity and allergens for healthy living.



On entering the house you will find the amply sized kitchen/lounge/diner looking out onto the low maintenance back garden complete with a mature apple tree. Moving through the house there are 2 bedrooms that share the modern family bathroom before entering the master bedroom that comes with a en-suite and dressing room. In the centre of the property there is a bright light filled utility room that has facilities for a washing machine and tumble dryer. The property features exposed roof beams to provide a Scandinavian like aesthetic with well proportioned spaces for modern living and plenty of light from the triple glazed windows, roof lights and large sliding door out to the garden.



FLOORPLAN

Ground Floor

Approx. 109.4 sq. metres (1177.9 sq. feet)



Total area: approx. 109.4 sq. metres (1177.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





Some of the most impressive benefits of the property being:-

- Modern property focussed on minimal maintenance lifestyle with state-of -the art energy system
- Near net-zero energy use utilizing PV panels, smart battery, underfloor heating, mechanical ventilation, car charger which will provide minimal electricity bills for the owner (SA Energy Spec available upon request)
- Eco Sedum grass roof
- Off road parking and compact low maintenance garden
- NHBC 10 year guarantee



Gardens & Grounds

Outside, to the front are a couple of flower beds lining the low maintenance drive way complete with electric car charger and to the rear there is a lovely low maintenance rear garden with mature apple tree.



New Forest National Park

The Situation

This property is conveniently located within walking distance of the town centre including doctors and dentists and all three Ringwood Schools, yet is just a short distance away from the beautiful New Forest offering thousands of acres of natural heath and woodland ideal for walking, cycling and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes and restaurants as well as two well-known supermarkets and two leisure centres. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and International airports at both Bournemouth and Southampton.



The Furlong Shopping Centre

Directions

From the central Ringwood roundabout, take the exit onto Southampton Road, signposted to Poulner. Before the flyover, turn right into Parsonage Barn Lane. After the right-hand bend, take the second left into Cloughs Road, the property can be found on your left hand side.

Services

Council Tax Band: C

All Mains Connected

Ofcom internet speeds up to 80 Mbps (Superfast)



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

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