

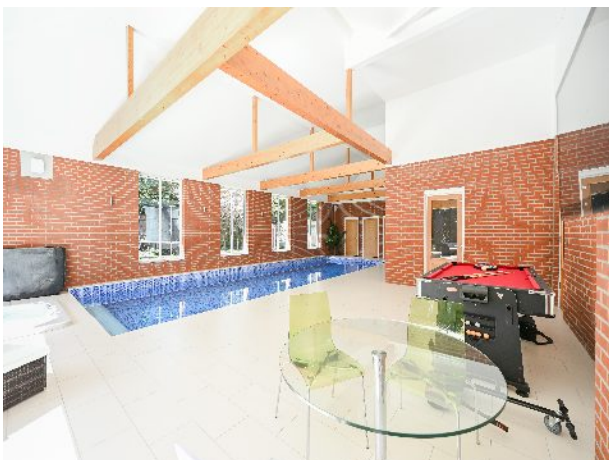


 Avon Castle Drive

Avon Castle, Ringwood, BH24 2BA

SPENCERS





Avon Castle Drive

Avon Castle • Ringwood

An exceptional, architecturally designed residence located in a prestigious and sought after position on the edge of the picturesque Avon Valley.

This beautifully crafted six bedroom home, built to exacting standards with remarkable attention to detail, offers contemporary luxury at its finest.

Boasting approximately 8,000 sq ft of superbly appointed living space, the property is situated in a wonderful position within the exclusive Avon Castle private estate.

Principal House

*Entrance Hall *Lounge *Family/Dining Room *Sitting Room *Study *Utility *Pool Room
*Shower Room *WC *Plant Room

*Galleried Landing *Master Bedroom with Dressing Room and En-Suite *Five Further Bedrooms with En-Suites

Outbuildings

*Garage *Storage *Plant Room

Grounds

*Grounds Amounting to 0.7 Acres



6



5



7





The Property

- A grand reception hall featuring oak flooring and a bespoke oak and glass staircase to the first and second floor, and access to; a modern cloakroom with two piece suite; a walk-in equipment room.
- A dual-aspect study providing natural light and offering space for two work-stations.
- A bright dual-aspect sitting room with two sets of double French doors to the garden, featuring an open fireplace with an attractive slate surround and hearth and a contemporary style wood-burning stove.
- An impressive drawing room with high ceilings, oak flooring and three sets of French doors set in a beautiful curved wall.
- A stunning Kitchen/breakfast room with substantial bi-fold doors opening onto the patio and gardens. Fitted with stylish high gloss units and moulded Corian worktops.
- High specification, integrated appliances including; two combination ovens, combination microwave, steam oven, two warming drawers, additional under counter fridge, dishwasher, wine cooler and coffee dispenser.
- Spacious utility room with matching Corian worktops, providing additional space for appliances including an integrated dishwasher.
- A heated freshwater UV light treated pool, with a child-safe, retractable remote controlled pool cover. There is also a sunken Jacuzzi with adjacent lounging area and room-width bi-fold doors opening on to patio and gardens, a walk-in changing room with en-suite and a separate plant room.



The Property Continued

- Full galleried first floor landing, with further staircase to second floor.
- Spectacular principal bedroom suite featuring an elegant, curved wall with windows overlooking the garden. Comprising a superb range of custom built bedroom furniture, two good-sized dressing rooms and a contemporary en-suite bathroom, with a freestanding bathtub and additional walk-in shower room.
- Three further double bedrooms, all with built in wardrobes and quality en-suite bathrooms finished with stylish tiling.
- Two second floor double bedrooms, both benefiting from en-suite shower rooms.

Additional Information

- Tenure: Freehold
- Council Tax Band: H
- Mains connection to gas, water, electricity and drainage system
- Energy Performance Rating: C Current: 71C Potential: XXX
- Ofcom broadband speed of up to 1800 Mbps (Ultrafast)
- Integrated 'Grafik' digital lighting control and 'Sonos' sound system
- Hardwood Sash style windows throughout

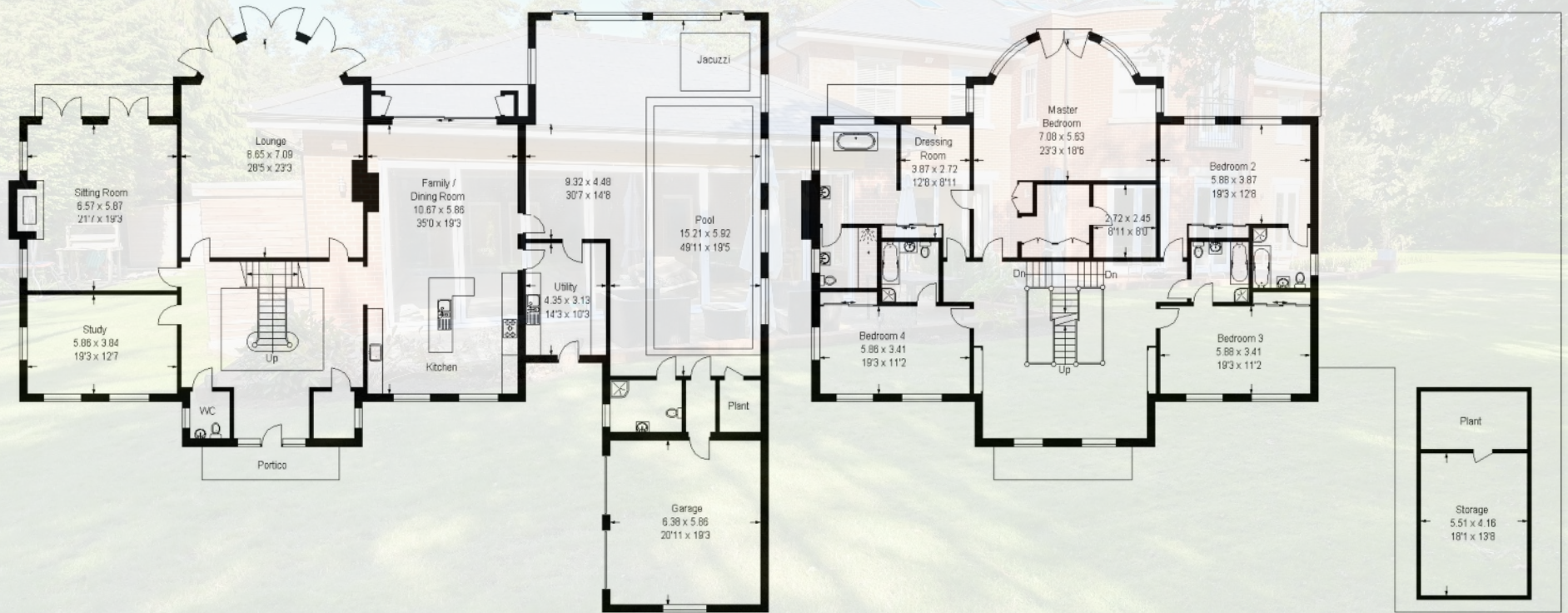


FLOOR PLAN

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



Second Floor



Ground Floor

First Floor

Approximate Gross Internal Area (Including Garage & Storage)
744.9 sq m / 8018 sq ft

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









Grounds and Gardens

The property continues to shine outside, with a sweeping in and out graveled drive, to an integral double garage with electric remote controlled roller doors. The immaculate and secluded grounds amass to approximately, $\frac{3}{4}$ acre rear. A real highlight being the delightful rear garden which offers a sunny southerly aspect and is mainly laid to lawn, with mature shrubs and trees to the fenced boundaries, which provide privacy.

There is an extensive decking area adjacent to the kitchen/breakfast room and pool room. The bi-fold doors create a seamless flow between the accommodation and garden.

The Local Area

The house is situated in a secluded, highly sought after road in the private estate of Avon Castle; an exclusive residential area set in the Avon Valley bordering Ringwood. The main 'drive' is lined with rhododendrons, providing the feeling of seclusion and privacy.

The market town of Ringwood is just 1.5 miles distant, offering an excellent range of independent and high street shops, cafes and restaurants as well as excellent recreational facilities.

The ever popular New Forest National Park is merely a short drive away, and offers thousands of acres of heath and woodland; a haven for a range of outdoor pursuits such as walking, cycling and horse riding.

For the commuter the A338 is easily accessible, providing routes to the larger coastal towns of Bournemouth and Christchurch (approx. 8-10 miles south) and Southampton (approx. 17 miles east via the A31/M27). The M27/M3 will take you to London, which is approximately 2 hours distant. There are international airports at both Bournemouth and Southampton.



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

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