



Spring Cottage

Ringwood Road, Sopley, Christchurch, BH23 7BE

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The Property

‘A spacious four-bedroom, detached chalet style home, benefiting from 1,500 square ft, which features pleasant rural views across open fields and surrounding countryside. This appealing cottage style home is perfectly situated in the charming village of Sopley, set within the beautiful Avon Valley.’

- Entrance hall with wood effect floors leading into an open plan kitchen/living room
- The well-presented kitchen has a good range of Shaker style base, wall and drawer units, with ample work surfaces over
- Built in appliances include a double electric oven, electric hob with extractor over, tiled splash backs and a one and a half bowl sink unit
- The property benefits from a walk in larder, a separate utility room, cloakroom and a generous downstairs shower room
- The pleasant living room features a log burner and an attractive aspect to the side. A door leads into a 26’ conservatory, with an attractive outlook over the private gardens
- There is a separate dining room and two ground floor bedrooms, with one currently being used as a study
- Stairs lead to the first floor accommodation, which comprises two good sized bedrooms both benefiting from fantastic views



Grounds & Gardens

- This property is approached via a long sweeping driveway, which leads into a spacious, graveled parking forecourt
- The private gardens have a number of specimen trees, shrubs and ground covering plants and some perennial borders
- There is also a graveled seating area in the rear garden and two garden sheds

Services

Energy Performance Rating: F Current: 32F Potential: 90B

Council Tax Band: E

Water: Mains

Heating: Oil Fired

Drainage: Mains

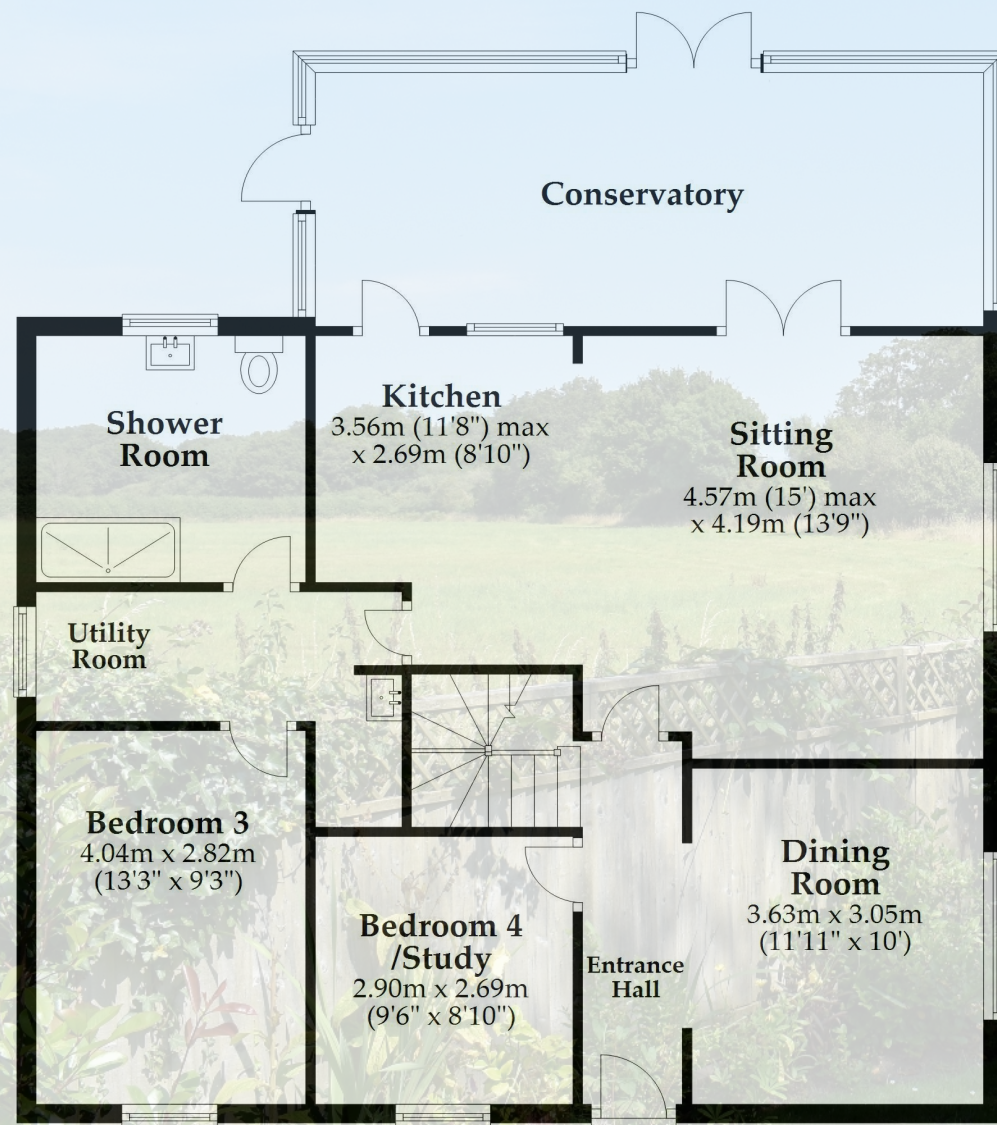
Available download speeds of up to 80 Mbps (Superfast)



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

Ground Floor

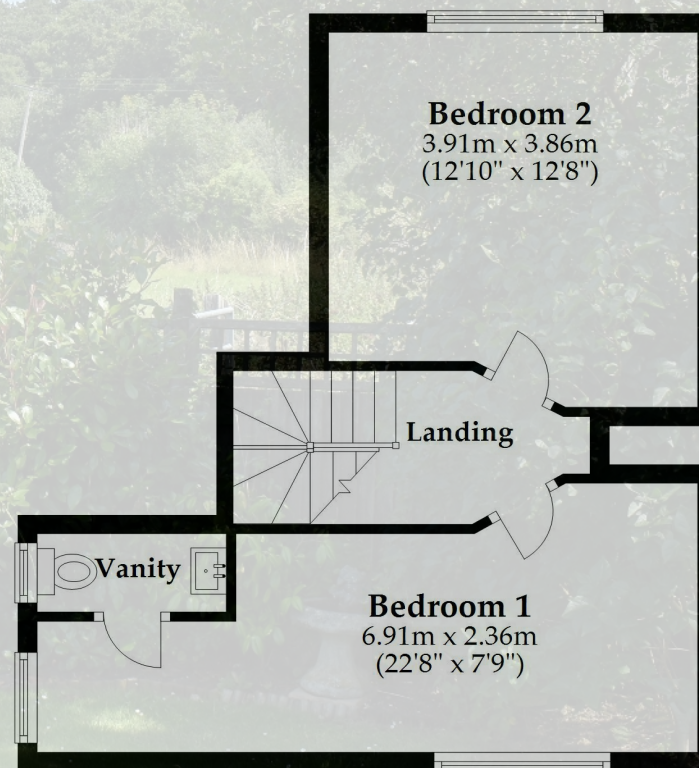
Approx. 103.4 sq. metres (1112.8 sq. feet)



FLOOR PLAN

First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 141.4 sq. metres (1521.9 sq. feet)

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





Directions

From Ringwood, join the B3347 heading south towards Christchurch and stay on this road for approximately 4 miles. Drive past the Avon Causeway junction, past the houses on your left hand and you will see a track with a sign for 'Spring Cottage'. Follow the track all the way to the end where you will come to the property in front of you.

The Situation

Sopley is situated within a conservation area on the edge of the Avon Valley and New Forest, between the popular coastal town of Christchurch and the historic market town of Ringwood. There is a village hall and a quality dining pub within easy walking distance and Sopley Primary School is just a short distance away, as well as other local private and state secondary schools. Christchurch is situated approximately 2.5 miles south offering an extensive range of independent and high street shops, boutiques, restaurants, cafes, hotels and the beautiful natural harbour which is home to two sailing clubs, a rowing club and plenty of water-based activities.

The market town of Ringwood is approximately 6 miles north, offering further shopping, leisure facilities and a good range of pubs, cafes and restaurants. The larger coastal town of Bournemouth with its famous beaches is also close by as are major transport links; the A31 and the M27 gives access to Southampton, the M3 and London beyond. Christchurch has a main line train station as does Bournemouth and Southampton plus the latter benefiting from having international airports.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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.



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

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