



4 Egmont Drive *Avon Castle, Ringwood, BH24 2BN*

SPENCERS
NEW FOREST





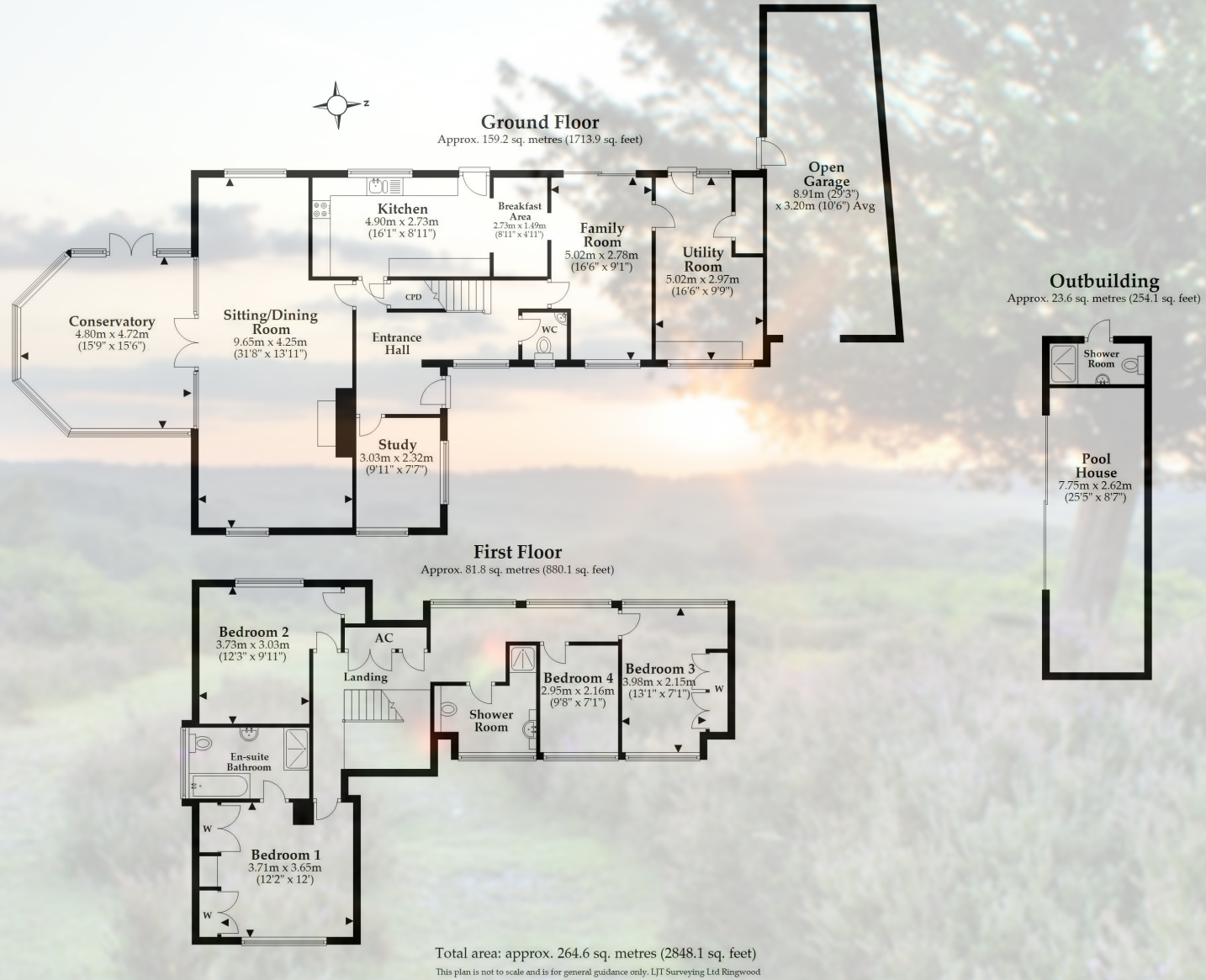
The Property

An exciting opportunity has arisen to purchase a substantial detached four-bedroom property which is set within a plot of approximately 0.75 of an acre in this sought-after private estate. This chalet-style property was built in 1969 and boasts 2,848sqft of naturally bright living accommodation, which lends itself to further improvement and extension (subject to necessary planning consents).

- Generously proportioned triple-aspect sitting/dining room
- UPVC double-glazed conservatory with French doors to garden, built by Dorset Glass
- Kitchen fitted with wood cabinets under solid oak work surfaces, incorporating a ceramic sink, double oven and hob, plumbing for dishwasher, breakfast bar
- Dual-aspect study
- Guest cloakroom
- Galleried landing with several useful built-in storage cupboards (one of which houses the hot water cylinder)
- Master bedroom with built-in furniture and 'Jack and Jill' style en-suite bathroom
- Three additional bedrooms with built-in storage facilities
- Two bath/shower rooms
- External utility room with cupboard housing heating system (formerly a single garage)
- Security alarm



FLOOR PLAN



Viewing

By prior appointment only with the vendor's sole 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.



“An exciting opportunity to purchase a substantial detached property with potential to extend and further improve”

Grounds & Gardens

- Wrought iron railings to front boundary with electrically operated entrance gates
- Extensive brick paved driveway leading to tandem length brick carport and parking facilities
- Private westerly facing garden of approximately 0.75 of an acre, enclosed by mature hedging and pine trees
- Heated swimming pool (12mx6m) with paved terrace enclosed by box hedging
- Large timber summerhouse (with power, light and heating) enjoying a southerly aspect
- Range of useful outbuildings including; a two-storey storage barn, dog compound and garden shed

Directions

Exit Ringwood via the A31 heading west and immediately after the Texaco Petrol Station take the exit signposted to Verwood/Matchams. After a short distance, turn left into Hurn Lane and continue for approximately 1 mile. Turn left onto Avon Avenue and then immediately turn right into Egmont Drive and the property is the second on the right, denoted by our For Sale board.

Services

Energy Performance Rating: E Current: 49 Potential: 75

Council Tax Band: G

Mains gas, electric and water - hot air heating system – septic tank

Swimming pool heated by heat exchange pump

Solar panels, storage batteries and electric vehicle charging point





The Local Area

Ringwood is positioned on the edge of the New Forest, yet is just a short drive from the coast. It is an increasingly popular destination for home hunters having undergone a re-identification; the old cattle market has been transformed into a stylish shopping quarter with names such as Hobbs, Joules, Waitrose and Waterstones. The adjacent high street has retained its character, with a traditional weekly market and a selection of independent and high street shops, cafes and restaurants. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is just an hour away via a train from Southampton Parkway. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both of which have airports that are easily accessible.

The Situation

Avon Castle is an exclusive residential area set in the beautiful Avon Valley which borders the charming market town of Ringwood. Still home to the stunning castle, today Avon Castle is known as an up market private residential area where many of the mid-20th century properties have been replaced with substantial architect designed homes. The exquisite location is accessed along an established rhododendron-lined drive, offering the feeling of seclusion and privacy, yet is conveniently situated just one and a half miles west of Ringwood with excellent road links.





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

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