



SPENCERS
NEW FOREST





A simply sensational residence just a short drive from Ringwood Town Centre which has been completely refurbished and modernised by the current owners using some of the finest materials to create this exquisite home.

The property sits in almost complete privacy with immaculately landscaped gardens and benefits from generous and well-appointed accommodation throughout which includes the most impressive open plan kitchen/lounge/diner.



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The Property

Wrought iron electric gates open effortlessly onto a high quality resin driveway leading to the front of this magnificent home. Twin opening solid oak front doors lead to:-

- An impressive entrance hall that focuses your eye towards the bespoke oak and smoked glass stair case.
- Once again, accessed by twin opening glass oak doors is an elegant dining room/snug that is complimented by oak flooring and a feature window looking over the front lawn.
- An exquisite and contemporary kitchen/lounge/diner consisting of a predominantly L-shaped cooking area with a Rangemaster style stove. The mid section of the kitchen is a luxurious, mirror columned island that houses great storage space via a range of cupboards as well as highlighting the exceptional 40 mm Spanish stone work top. The final section of the kitchen is a bar area incorporating back lit, shaker style cabinets as well as a double wine fridge.
- The kitchen leads through to a utility room with ample storage and space for white goods.
- The remainder of the space is occupied by two spacious seating areas with a focal point fireplace that is complimented by anthracite bi-folding doors to either side and vaulted velux roof lights above.
- The sitting room is dominated by an expansive media wall and offers a glorious outlook over the front and rear gardens.
- A large study lies adjacent to the sitting room.
- Upstairs, bedrooms two and three are serviced by a deluxe, three piece shower room with steam capabilities.
- A grand and generous principle bedroom with two sizeable walk in wardrobes and an impressive four piece en suite.

COMING SOON







Grounds & Gardens

This home is as impressive outside as it is inside with a wrought iron gated entrance and resin driveway leading up to the property, bordered by a generous front lawn and an abundance of trees and shrubs. There is ample parking and an integral double garage lies adjacent to the property.

The rear garden is beautifully maintained and is mainly laid to lawn with artificial grass and consists of two, large contemporary garden lodges, one currently used as ancillary accommodation and the other as a gym and hot tub room. A large patio area and pergola with built in seating area lends itself to alfresco dining and socialising. Two garden sheds sit to the rear of the garden as well as a children's play area with resin bound rubber flooring, a playhouse and slide and swing set.



The Situation

A truly marvellous setting, this superb home is situated along a quiet drive in an exclusive residential area on the edge of the beautiful Avon Valley. The market town of Ringwood is about 1.5 miles away and offers an excellent range of shops, cafes and restaurants. The Ringwood forest and the stunning New Forest National Park (offering 140,000 acres of natural heath and woodland) surround the area, both being easily accessible to nature lovers providing excellent horse riding, cycling and walking routes. The nearby A31 offers a convenient link to the larger coastal towns of Christchurch, with its excellent shopping facilities and natural harbour, and Bournemouth, with its award winning beaches (approx. 10 miles south via A338). Southampton is approx. 18 miles east via the M27 and provides a main line train and an international airport. London, via the M27 and M3 is about 2 hours distant.



Directions

Exit Ringwood on the A31 heading west. After passing the petrol station take the exit signposted to Verwood/Matchams. After a short distance, before the flyover, turn left into Hurn Road. Proceed along this road for approximately ¼ mile and turn right into Greenacres Close. The property will be on your right.

Points Of Interest

As the crow flies...

Ringwood School and 6th Form	2.1 miles
Ringwood Town Centre	1.7 miles
David Lloyd	2.6 miles
Moors Valley Country Park	2.9 miles
Ferndown Golf Course	5.6 miles
Hurn Airport	5.7 miles
Bournemouth Hospital	8.7 miles
Mudford Quay	11.6 miles

Services

All mains connected.

EPC: TBC

Council Tax Band: G

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 or 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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