



Pelican Mead

Hightown, Ringwood, Hampshire, BH24

SPENCERS
NEW FOREST





The Property

A stunning contemporary home situated in the sought-after location of Hightown, on the edge of Ringwood. The property has been tastefully modernised throughout and offers deceptively spacious accommodation, including an impressive living room with vaulted ceiling, open-plan kitchen/dining room, four bedrooms and two modern bathroom suites. There is also a double garage and a separate adjoining gym/studio and a pleasant rear garden.

The entrance hall gives access to the generous open-plan living accommodation, cloakroom and separate study; which has an aspect to the front. The superb living room has a vaulted ceiling with a remote-controlled Velux window, and two further windows to the rear overlooking the gardens. A brick fireplace with wood-burning stove provides an attractive feature. This room is partly open to the spacious kitchen/dining room, creating an excellent layout ideal for families or for entertaining. The kitchen is fitted with a range of stylish units with modern worksurfaces over, incorporating a 'Blanco' sink unit, inset induction hob and 'Neff' oven, extending to provide a generous breakfast bar. Also comprising a 'Beaumatic' extractor hood, with additional fitted units and appliances within the well-equipped utility room, including an integrated dishwasher, washing machine, washer dryer and further 'Neff' oven and sink unit. Adjacent to the kitchen, the dining area offers ample space for a large table and chairs, with French doors from here opening onto the gardens.



Stairs rise to the delightful part-galleried landing, which leads to four bedrooms and the family bathroom; comprising a modern suite, including panelled bath with shower over, WC and pedestal wash basin, with tiled floors and part tiled walls. The master bedroom has a double aspect and benefits from fitted wardrobes and a quality fitted en-suite shower room. Bedrooms two, three and four also comprise fitted wardrobes.

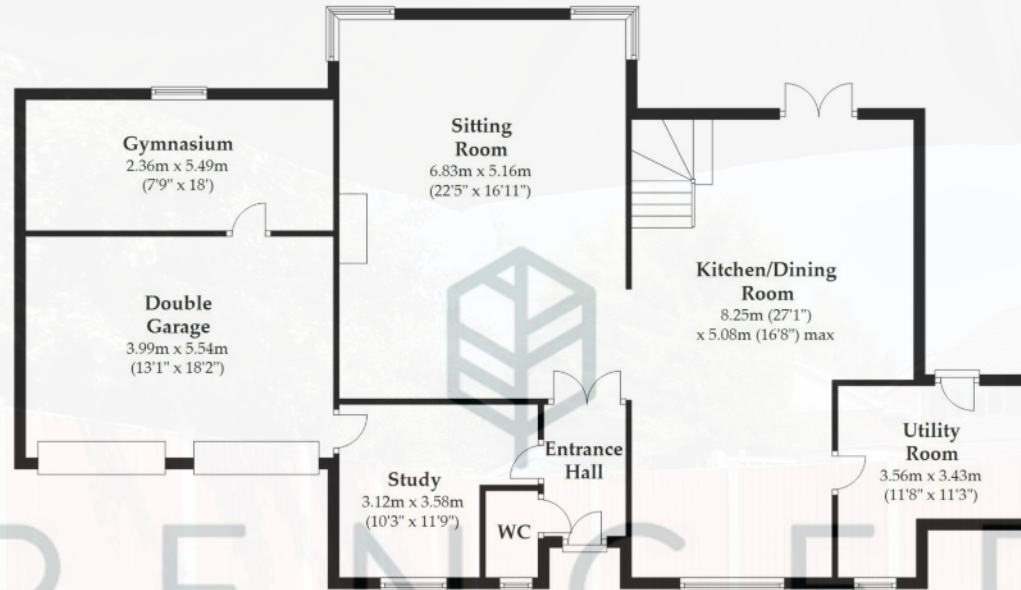
To the front of the property is a drive providing off road parking, leading to the integral double garage, with twin remote controlled electric doors. An internal door gives access to the adjoining gym/studio, which has spotlights and a window overlooking the garden. The remainder of the front consists of slate chippings. A gate to the side of the property leads to the low maintenance rear garden which is mainly laid to lawn and bordered by close panel fencing, with a patio adjoining the rear of the property. The garden also comprises a timber summerhouse, which has power and double doors.



FLOOR PLAN


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

Ground Floor



First Floor



Gross Internal Floor Area: approx 229.0 sq.metres (2465.0 sq. feet)  **LJT SURVEYING**

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





The Situation

The property is situated within walking distance of a quality local country pub/restaurant, Hightown lakes and beautiful open forest – offering thousands of acres of heath and woodland ideal for walking, cycling and riding. Located on the edge of the scenic Avon Valley, the market town of Ringwood is approximately two miles distant, offering a comprehensive range of independent and high street shops, a good variety of restaurants and cafes, in addition two supermarkets, two leisure centres and excellent state and private schools. For commuters, the A31 is easily accessible, providing links to; the M27, leading to Southampton, Winchester and London beyond; and to the A338, leading to the larger coastal towns and beaches of Christchurch, Bournemouth and Poole. There airports and train stations at both Bournemouth and Southampton, and regular National Express coaches depart from Ringwood to London Victoria, as well as local buses services to neighbouring towns.

Directions

Exit Ringwood from the main roundabout into Mansfield road; continue along through the traffic lights and turn left at the next mini roundabout into Christchurch Road. At the next roundabout turn left into Castleman way. Continue along this road and turn right at the next roundabout into Hightown Road. At the end of the road, at the T junction, turn right (continuing along Hightown Road). Continue for approximately ¼ of a mile, passing the Elm Tree Pub on your left. Turn right into Crow Lane and shortly after, turn right into Pelican Mead and the property is the 1st on your left.

Services

Council Tax Band: F

Energy Performance Rating: D Current: 60 Potential: 67

Mains Electric, Gas, Water & Drainage

Viewings

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.



Gardens & Grounds

The gardens are enclosed by panel fencing and offer a good degree of privacy with neatly kept lawns and a rear terrace adjacent to the kitchen

Summerhouse

The front garden is open plan with off road parking for two vehicles leading into an integral double garage

Gate at the side leading to rear gardens





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

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