



Egmont Close

Ringwood, BH24 2DJ

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NEW FOREST





The Property

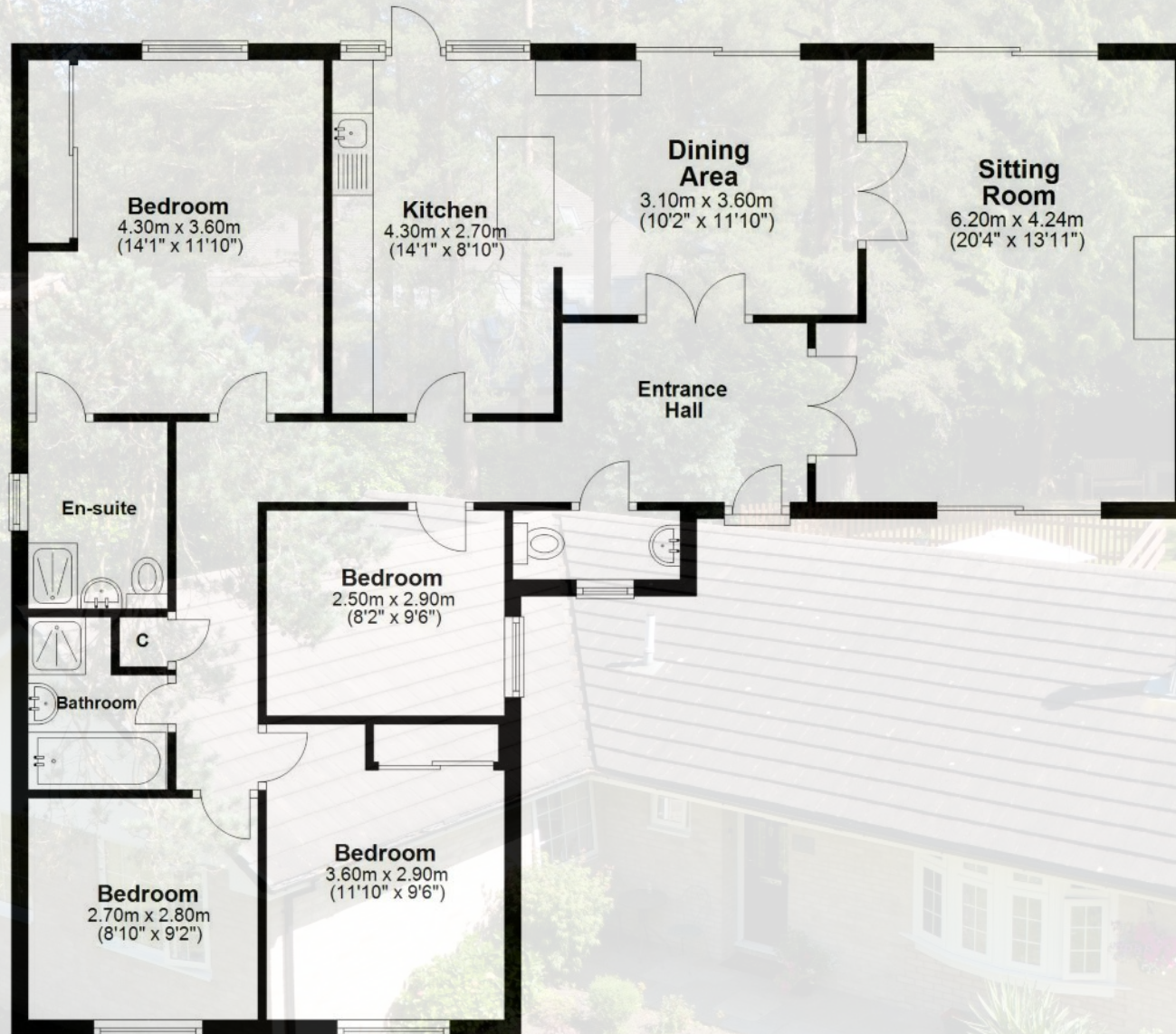
A wonderful opportunity to acquire a detached bungalow, nestled in a sought after position in the ever popular location of Avon Castle. Situated in an elevated position in a quiet cul-de-sac, this property features many highlights. A viewing is recommended to appreciate all on offer, so here is a summary.

Well presented and with a high specification and attention to detail throughout, this charming bungalow is very attractive. Of particular interest is the spacious and flexible accommodation. Having been refurbished in recent years, the result is a fine residence of single storey accommodation.



FLOOR PLAN

Ground Floor



Total area: approx. 114.0 sq. metres (1227.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.





Directions

Exit Ringwood onto the A31 heading west. Take the exit signposted to Verwood and just before the flyover turn left onto Hurn Lane. Continue along this road for approximately a mile and a half, passing the entrance to Avon Castle on your left, and turn left into Avon Avenue and then right onto Egmont Drive. Follow the property down the road and turn right into Egmont Close and the property will be found on your left hand side.



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.



Grounds & Gardens

The gardens are particularly secluded and private and receive much sunlight, due to the elevated position. Set back from the road, behind imposing gates, the tranquil retreat of outside space features neat lawn and patio areas, as well as a double garage.



Services

Energy Performance Rating: D

Council Tax Band: G

All Mains Connected

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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