



 Morant Road

Ringwood, BH24 1SX

SPENCERS



Morant Road

Ringwood

Meticulously crafted by an award-winning architect, this beautifully remodelled three/four bedroom chalet-style family home delivers both purpose and style, offering a contemporary Scandinavian-inspired retreat from everyday life. Set within sizeable landscaped gardens in a quiet residential area of the market town of Ringwood, the property has been thoughtfully redesigned by the current owners in an elegant Nordic style.



 4  2  2



The Property

- A bright and airy entrance hall with contemporary Porcelain tiled flooring, underfloor heating, a cloakroom and useful storage cupboard.
- A magnificent, light-filled room with a striking picture window and large aluminium sliding doors maximising natural light.
- A raised full-length hearth hosts a Morso Scandinavian wood burner, complemented by display and storage space.
- The kitchen features a freestanding stainless-steel unit with matching worktop, inset four-burner gas hob and stainless-steel under-oven. Additional Quartz worktops provide excellent preparation space, along with built-in storage, an integrated dishwasher, stainless-steel sink with drainer and brushed chrome Vola tap.
- A separate utility room offers space for a tall fridge-freezer and washing machine.
- To the front are two further rooms, each with attractive bay windows. One is currently arranged as a study, the other as a snug/sitting room with charming Parquet flooring. Both could be easily utilised as additional bedrooms.
- Stairs rise to a generous landing leading to three spacious bedrooms.
- A superb main bedroom with a tall, vaulted ceiling and an impressive Juliet balcony with full-height glazing to capture maximum light. Features include a stylish en-suite shower room fitted with a modern Laufen three-piece suite and an oversized rainwater shower, a walk-in dressing area, and additional eaves storage.
- Two additional front-aspect bedrooms, both with useful storage shelves.
- A contemporary, beautifully finished bathroom featuring a Laufen three-piece suite, tall vaulted ceiling, mirrored wall and modern tiled panelled bath.



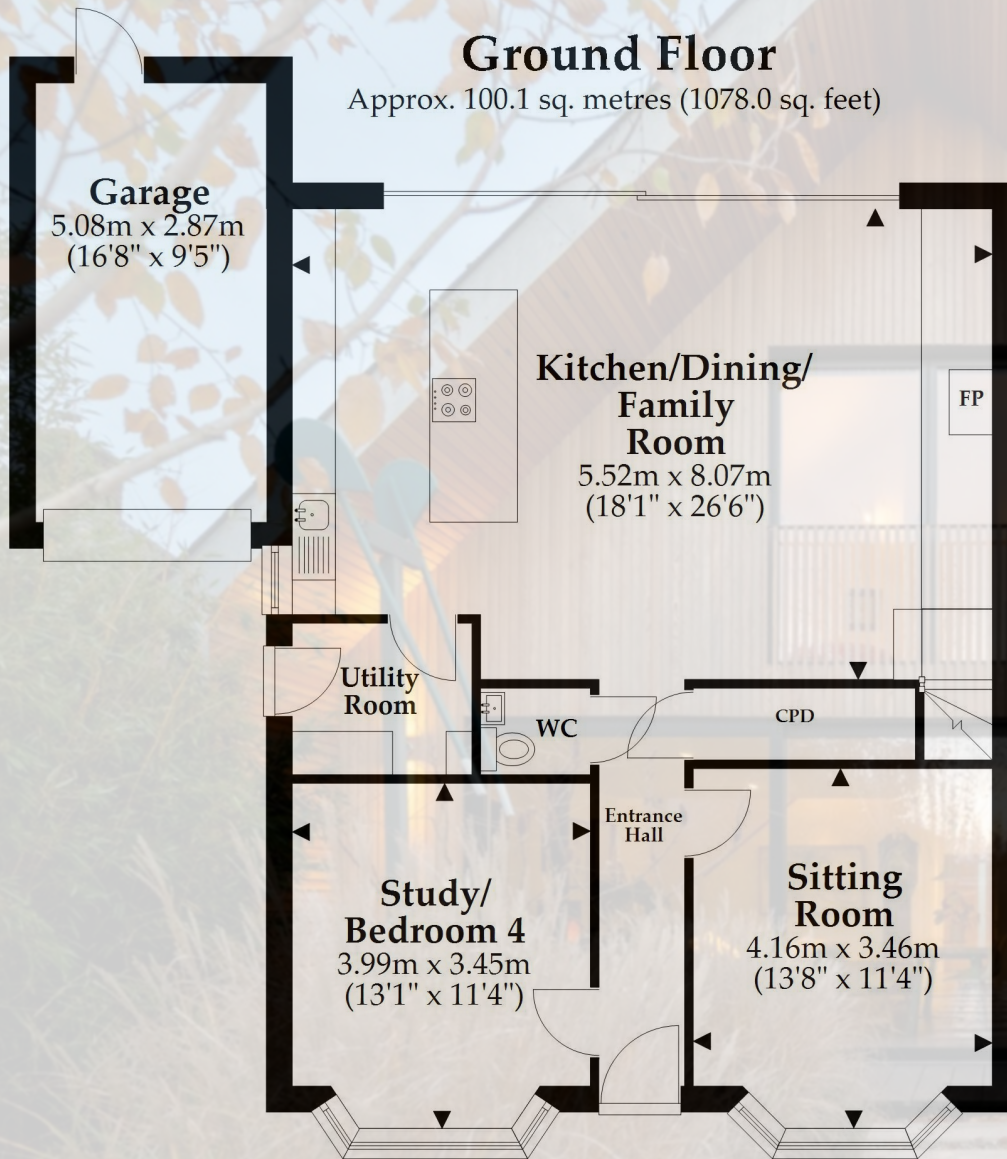


FLOOR PLAN



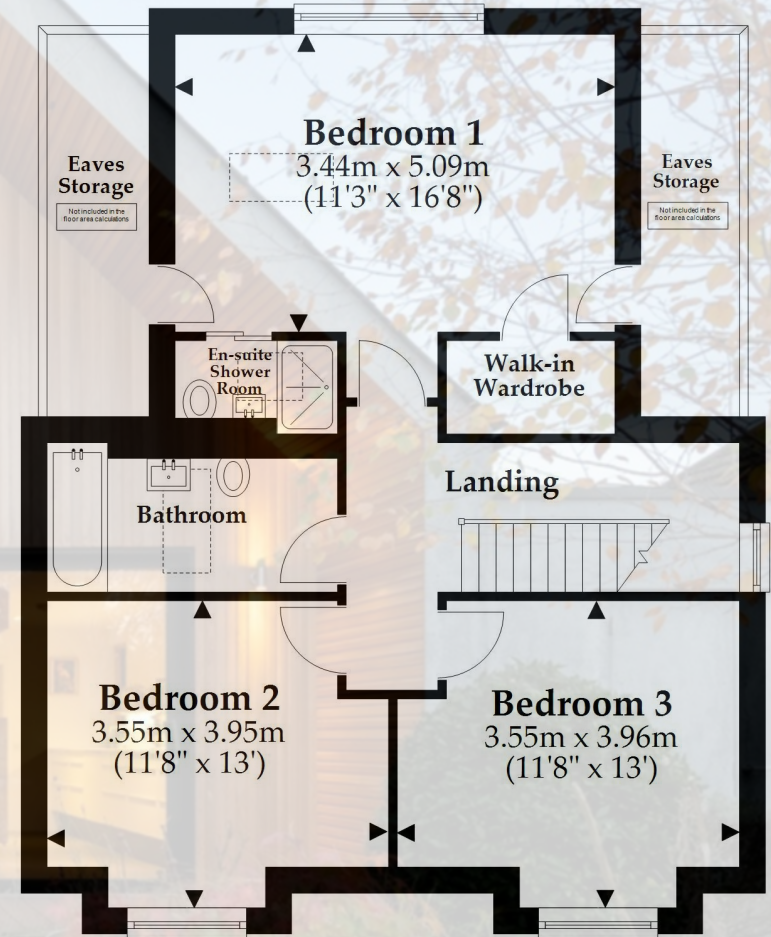
Ground Floor

Approx. 100.1 sq. metres (1078.0 sq. feet)



First Floor

Approx. 64.9 sq. metres (699.0 sq. feet)



Total area: approx. 165.1 sq. metres (1777.0 sq. feet)

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



Additional Information

- Tenure: Freehold
- Council tax band: E
- Mains connection to water, electricity and drainage
- Gas central heating
- Solar Hot Water Panels
- Energy Performance Rating: C Current: 69C Potential: 76C
- FFTP - Fibre to the property directly
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- Mobile coverage good across all providers. Please contact your provider for further clarity

The Local Area

The property is ideally located within walking distance of the centre of Ringwood, including doctors' surgeries, dentists, and all three Ringwood schools, yet it sits right on the edge of the beautiful New Forest, offering thousands of acres of natural heath and woodland ideal for walking, cycling and riding. Ringwood town centre provides an excellent range of independent and well-known shops, including Joules, FatFace, The White Company, Sweaty Betty and Hotel Chocolat. The town also offers a fantastic selection of bakeries such as Bakehouse 24 and Lunch, popular spots for breakfast and casual daytime dining including Boston Tea Party and LoveItaly, as well as highly regarded dinner venues such as The Railway Pub. The easily accessible A338 offers links to the larger coastal towns of Bournemouth and Christchurch, the city of Salisbury, and Southampton. Railway stations and international airports can be found at both Bournemouth and Southampton, providing excellent connections to numerous UK and European destinations.







Grounds and Gardens

The property is approached via a gravelled forecourt providing ample parking and access to the adjoining garage, with electric doors. The extensive, sunny rear gardens have been thoughtfully landscaped to offer privacy and a superb setting for outdoor entertaining. Adjacent to the house is a raised timber terrace leading down to spaced stone steps, framed by specimen trees, shrubs and attractive ground-cover planting. Beyond lies a wide expanse of lawn stretching down to a dedicated vegetable plot, fruit cage and greenhouse.

Directions

From the main central roundabout opposite the main Ringwood car park, head north. At the next roundabout, take the exit onto the A338 (Fordingbridge Road). After approximately 0.3 miles, turn right onto Salisbury Road. Continue to the junction and turn left onto Northfield Road. Follow Northfield Road for about 0.5 miles, then turn left onto Morant Road. The property is located roughly halfway down Morant Road on the left-hand side.

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:

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.co.uk

www.spencersproperty.co.uk