



The Close

Avon Castle, BH24 2BJ

SPENCERS





The Close

Avon Castle • Ringwood

A well-appointed four-bedroom chalet bungalow set within a beautiful and private plot of approximately 0.6 acres. The property has been sympathetically extended by the current owners, creating a spacious and versatile living area ideal for modern family life.





The Property

A welcoming and spacious entrance hallway leads through to the principal living areas. The double-aspect lounge provides a bright and comfortable space, with access through to the study. The generous study enjoys views over the rear garden and features direct access onto the terrace, making it an ideal home office or additional reception space.

The heart of the home is the impressive open-plan kitchen and dining area, featuring a central island and a striking vaulted ceiling with a feature window that floods the space with natural light. The kitchen is well-appointed with an excellent range of storage and integrated appliances including Siemens, along with space for an American-style fridge/freezer. An induction hob with extractor fan above completes this contemporary and functional kitchen space.

Off the kitchen and breakfast room is a utility and boot room with space for white goods and further storage along with another access from the side of the property and access into the integral garage.

A formal dining room enjoys bifold doors opening directly onto the rear terrace and garden.

The ground floor also offers two well-proportioned double bedrooms (Bedrooms Three and Four), both generous in size and with fitted storage. Bedroom three also benefits from a modern three-piece shower room.

A well-appointed three-piece family bathroom is also conveniently located on the ground floor.

Upstairs, the principal bedroom is generously proportioned and benefits from fitted furniture, a walk-in dressing area, and a luxurious four-piece en-suite bathroom.

Bedroom Two is also generously sized and enjoys a pleasant aspect overlooking the rear gardens.

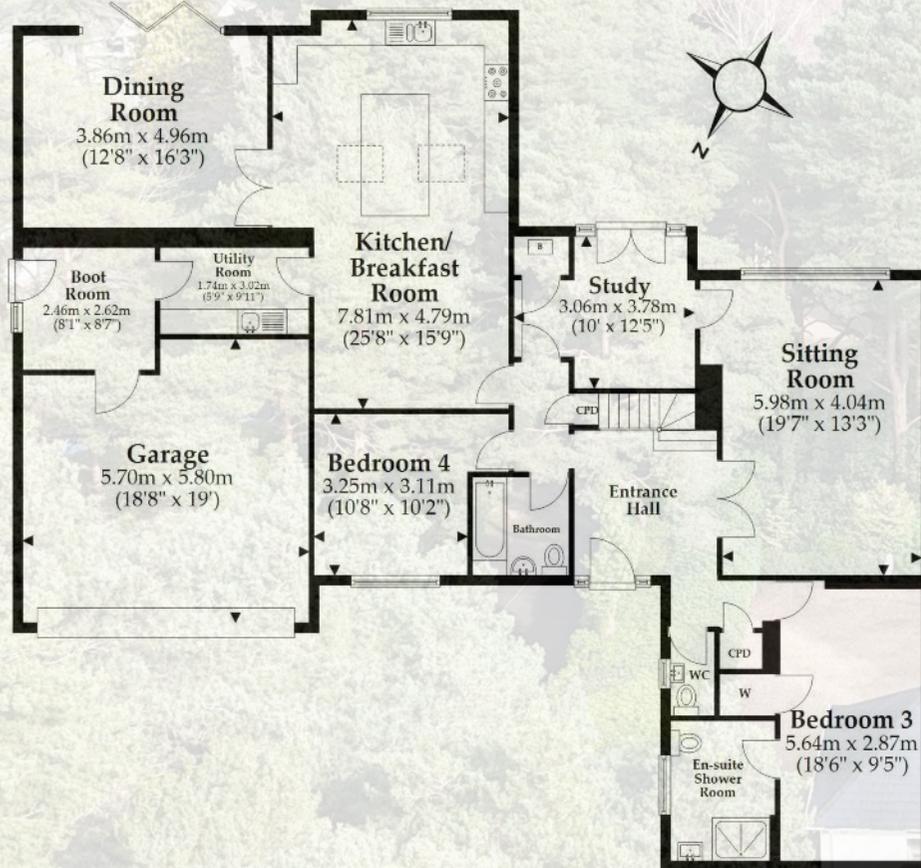




FLOOR PLAN

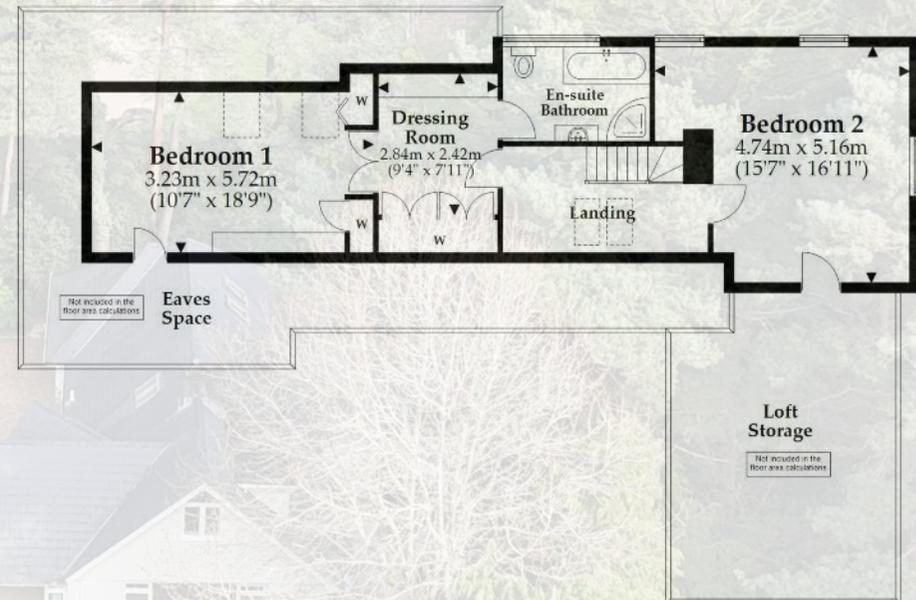
Ground Floor

Approx. 195.8 sq. metres (2107.1 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



Total area: approx. 260.1 sq. metres (2799.7 sq. feet)

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







The Situation

Avon Castle is an exclusive residential area set in the beautiful Avon Valley, bordering the charming market town of Ringwood. Still home to the stunning castle, today Avon Castle is known as an upmarket private residential enclave 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 a wonderful feeling of seclusion and privacy, yet remains conveniently situated just one and a half miles west of Ringwood with excellent road links. Ringwood itself is a thriving and picturesque market town, renowned for its traditional weekly market, independent shops, cafés and restaurants, as well as a strong community feel. The town also offers excellent day-to-day amenities including supermarkets, leisure facilities and well-regarded schools, making it an ideal base for both families and professionals. For the commuter, the easily accessible A338 and A31 provide convenient routes to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), Salisbury (approximately 18 miles north) and, via the M27, Southampton (approximately 17 miles east). London is approximately a two-hour drive via the M27 and M3. For international travel, Bournemouth Airport is within easy reach and offers a range of flights to European destinations, while Southampton Airport provides further domestic and international connections. Heathrow and Gatwick airports are also accessible for a wider selection of global routes.



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 ½ mile and turn left into Avon Castle Drive. Along the private drive you will come to The Close on your left hand side. Turn here and the property can be found on your left hand side.





Outside

Electric gates open onto a generous gravel driveway, providing ample off-road parking and access to an adjoining garage. The property is framed by high, mature hedging, creating an exceptional sense of privacy and seclusion. To the rear, a substantial garden is predominantly laid to lawn and extends into a beautiful woodland backdrop, offering a peaceful natural setting. A spacious terrace adjoins the house, perfectly designed for alfresco dining and outdoor entertaining, while the attractive gardens combine well-maintained lawn with woodland space, providing both openness and natural privacy.

Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Energy Performance Rating: D Current: 65D Potential: 72C
- Mains electricity, water and drainage
- Gas central heating
- Ultrafast broadband with speeds of 1,800 Mbps is available at the property (Ofcom)
- Mobile Coverage: Good coverage, please contact your provider for further clarity
- Trees are Protected by a Conservation Order



Important Notice

Spencers 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:

42 High Street, Ringwood, Hampshire BH24 1AG
T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.co.uk