



 Broadshard Lane

Ringwood BH24 1RR

S P E N C E R S





The Property

The front door opens into a welcoming entrance hall, from which the principal reception rooms are accessed. The sitting room and lounge are positioned to the front, each enjoying bay windows, creating generous, light-filled spaces.

To the rear, the kitchen/breakfast room has been updated with a modern finish, offering ample space for informal dining. A single door opens into the formal dining room, which overlooks the rear garden, creating a perfect space for hosting. A utility room and ground floor cloakroom complete the ground floor.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The main bedroom features a charming bay window and built-in wardrobes, while the second bedroom also benefits from a bay window. Bedroom three, ideal for a child's room or study, includes fitted wardrobes, ideal for storage. Bedroom four is currently used as a hobby room. A modern family bathroom with four piece suite serves all bedrooms.

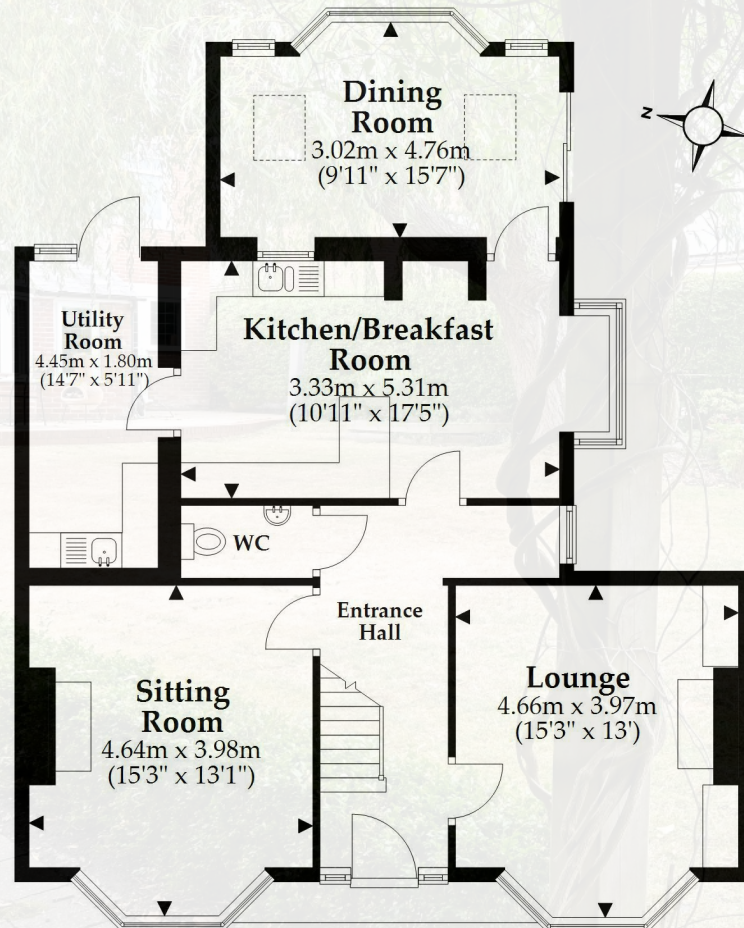
The home retains some character features such as a period fireplace and oak flooring throughout, enhancing both character and continuity across the living spaces.



FLOOR PLAN

Ground Floor

Approx. 88.8 sq. metres (955.7 sq. feet)



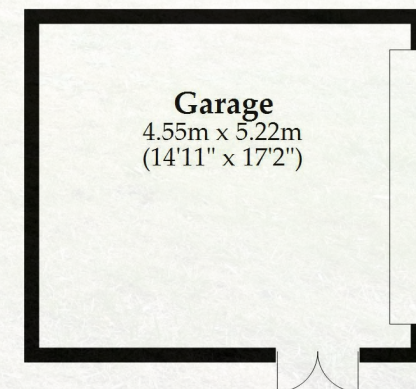
First Floor

Approx. 74.2 sq. metres (798.3 sq. feet)



Garage

Approx. 23.8 sq. metres (255.7 sq. feet)



Total area: approx. 186.7 sq. metres (2009.7 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: F
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: D Current: 56D Potential: 66D
- Superfast broadband with download speeds of up to 1800 Mbps (Ofcom)
- FTTC - Fibre-optic to the cabinet, then to the property

The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors' surgeries, dentists, and all three Ringwood Schools. It is also just on the edge of the beautiful New Forest, offering thousands of acres of natural heath land and woodland, ideal for walking, cycling, and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes, and restaurants, as well as two well-known supermarkets, a health club, and a leisure centre. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and international airports in both Bournemouth and Southampton.





Grounds and Gardens

The front of the property is approached via a gated gravel driveway providing ample parking. The rear garden offers a good degree of privacy and is arranged for ease of maintenance. To the rear boundary is a detached garage, accessed via a service road.

Directions

From the main roundabout, take Southampton Road, crossing over the flyover, and stay on this road until you reach a mini roundabout. Turn left into Broadshard Lane, continue along this road, and you will find the property on your right hand side.



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.com