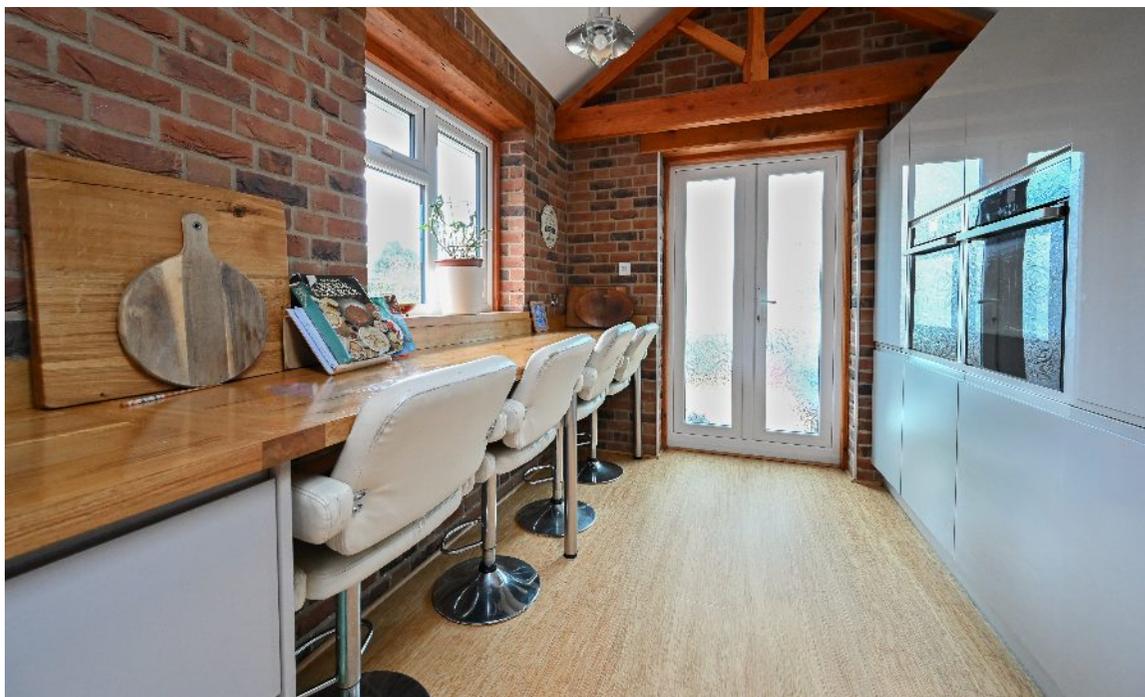




Broadshard Lane *Ringwood, BH24 1RR*

SPENCERS





The Property

A welcoming entrance opens into a long corridor. On either side of the hallway are two well-proportioned bedrooms, and access to the spacious family bathroom.

A generous dining room provides direct access to the private garden and connects seamlessly with the kitchen, creating the perfect setting for entertaining or enjoying summer days with family and friends.

The kitchen itself offers ample storage and modern comforts including underfloor heating, two ovens, one of which is a steam oven and an abundance of natural light.

From here, a conservatory extends the living space and overlooks the beautiful south-facing garden and pond.

The lounge truly acts as the hub of the home. Bright and south-facing, it features patio doors that open directly onto the garden, allowing indoor and outdoor living to blend effortlessly.

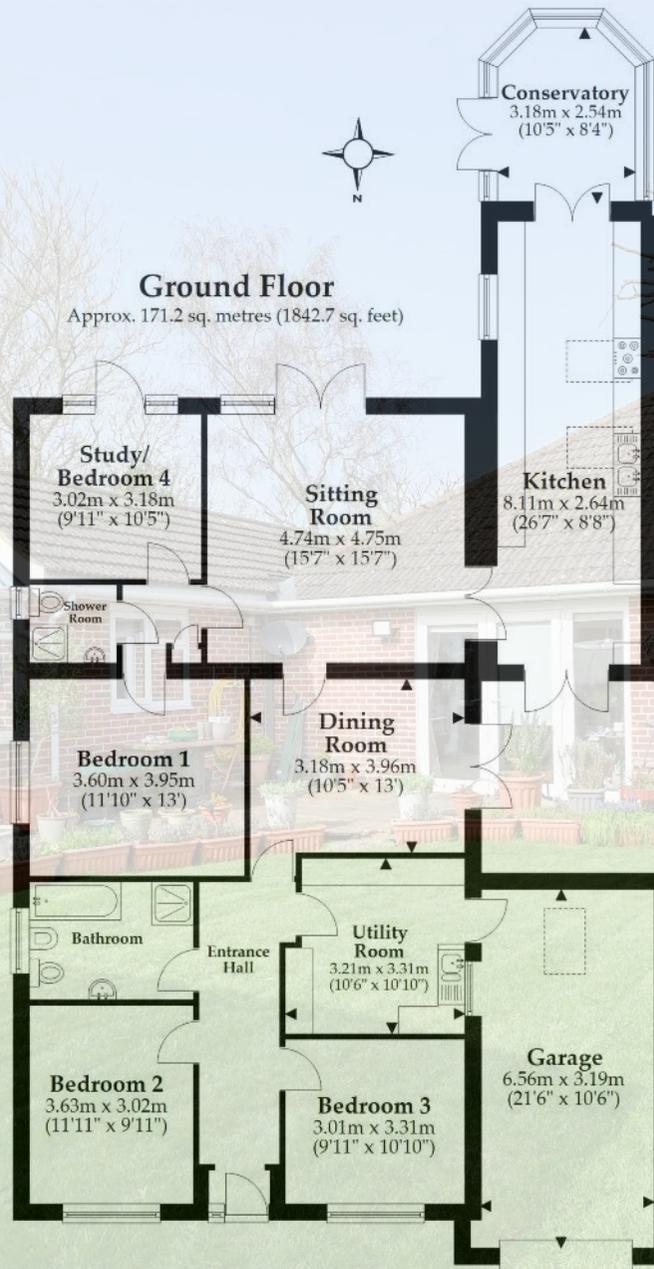
The home also benefits from a practical utility room with direct access to the garage, making everyday living convenient and well organised.

The principal bedroom is generously sized and benefits from a nearby shower room. Bedrooms two and three are also spacious doubles and are served by a four-piece family bathroom.

Nearby is an additional office room, which offers excellent potential for use as part of an annexe.



FLOOR PLAN



Ground Floor

Approx. 171.2 sq. metres (1842.7 sq. feet)

Total area: approx. 171.2 sq. metres (1842.7 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: E
- Mains Connection to Electricity and Water
- Gas Central Heating
- Private Drainage System (Septic Tank)
- Energy Performance Rating: C Current: 72C Potential: 82B
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity
- Solar-powered electric Velux windows.

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

Outside, the property continues to impress. To the front, there is plenty of off-street parking along with a garage fitted with an electric shutter. The rear south facing garden is a real highlight, featuring a patio area, ideal for al-fresco dining, a charming pond, lawn space and a garden shed. Ideal for keen gardeners, or those looking to start, there are numerous raised beds and a fruit cage ready for growing your own produce.

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 onto Broadshard Lane, continue along this road, turning right into a small cul-de-sac. The property can be found 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:

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