



Avonmead House

16 Salisbury Road, Ringwood, BH24 1AS

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NEW FOREST





An impressive late 19th century four-bedroom 5 bathroom semi-detached house which is located on the edge of the market town of Ringwood within a level walk of the town centre. This beautiful period home retains many of the original period features which include a stunning hallway with the original encaustic tiles. Most of the rooms still have the cast iron fireplaces, original internal doors, tall, elegant ceilings, generous rear gardens, plenty of parking and a superb garage complex including mezzanine.







The Property

- Magnificent reception hall beautiful period tiled floors under stairs storage cupboard original stairs leading to first floor accommodation.
- Sitting room to front aspect, cast iron fireplace with tiled hearth, bay window.
- Snug is an ideal TV room which is currently used as a library and has a pleasant aspect to the rear.
- Study is positioned to the side aspect featuring a cast iron fireplace and built in cupboards.
- Dining room, cast iron fireplace with tiled hearth attractive aspect over the front garden french doors leading into a loggia.
- Ground floor bathroom with a modern three piece suite which includes an oversized walk in shower , part panelled walls.
- A generous kitchen with plenty of space for table and chairs , an excellent range of base, wall and drawer units with solid oak worktops. Good quality built in appliances include a stainless steel range style cooker with a five ring gas burner hob with extractor over two ovens and a grill. Integrated dishwasher , space for fridge freezer, and tiled floors.
- Rear lobby to adjacent utility room/ larder.
- Upstairs, large landing leading to four first floor bedrooms, all with ensuite shower/bathrooms.
- The principal bedroom (Linford) with aspect to the rear features a generous ensuite bathroom, comprising a three piece suite, including a panelled bath.
- The guest suite (Blashford) with aspect to front, cast iron fireplace ensuite shower room including an oversized shower and partly tiled walls.
- Two generous further bedrooms have ensuite bathrooms with three-piece suites including panelled baths.



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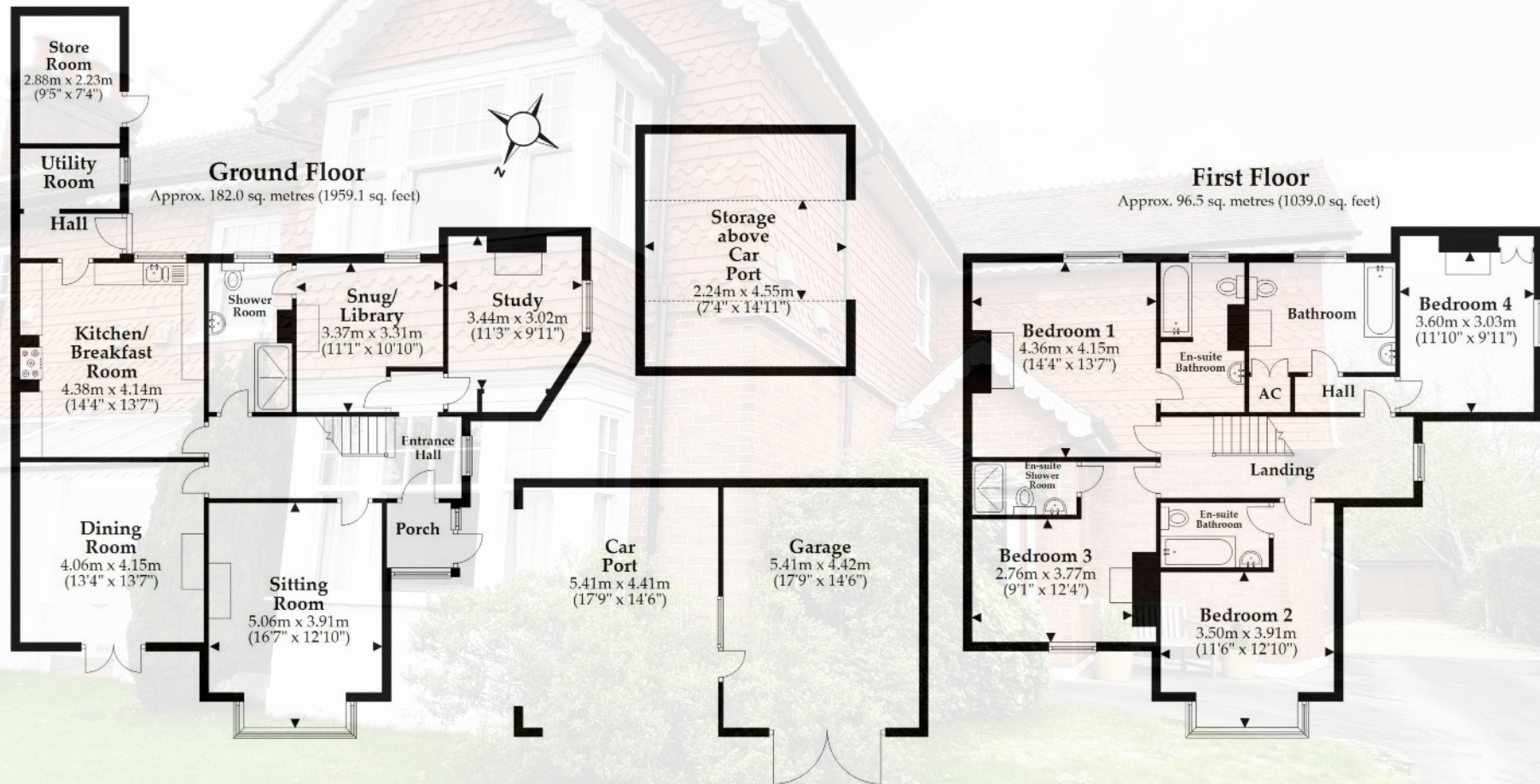


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FLOOR PLAN



Total area: approx. 278.5 sq. metres (2998.1 sq. feet)

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





The Situation

The property is conveniently located within walking distance of the town centre including doctors and dentists and all three Ringwood Schools, yet is just a short distance away from the beautiful New Forest offering thousands of acres of natural heath 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 and two leisure centres. 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 at both Bournemouth and Southampton.



Directions

Exit Ringwood from the main roundabout at then take the A338 Ringwood to Fordingbridge road and you will come to the property on your right.

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.





Grounds & Gardens

The property is approached by a long sweeping and fenced drive with sensor lighting which leads to a large gravelled parking area. This leads to a large detached garage and car port. The garage is currently being used as a workshop and storage which also, includes a very useful mezzanine with swing down ladder. Power and light also supplied from the garage.

The rear gardens have a wonderful sunny aspect and are enclosed by close boarded fencing. The gardens are predominantly laid to lawn with a beech hedge at the rear and some numerous specimen small trees and ground covering plants.

External lighting and a path leading from the rear terrace which is adjacent to the rear of the house. There is a useful external storage room separate from the house which has power and light.

Services

Energy Performance Rating: D Current: 62 Potential: C- 77

Council Tax Band: F

All mains connected

Available download speeds of up to 41 Mbps (Superfast)





For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com