



 Dymewood Road

*Three Legged Cross, Wimborne, BH21 6PA*

S P E N C E R S









## The Property

Designed with versatility in mind, this impressive home features four reception rooms, including a charming Victorian-style conservatory, creating the perfect balance of formal and informal living spaces. The generous kitchen/breakfast room has been thoughtfully updated and is complemented by a separate utility room and a cosy snug with direct garden access. A downstairs cloakroom/WC completes the ground floor.

The first floor is equally well-proportioned, hosting five double bedrooms, a study and three modern bath/shower rooms. The vaulted master suite is a true highlight, boasting a dressing area and a sleek en-suite shower room. A further guest room with an en-suite, a family bathroom and a study. This could easily be adapted into a dressing room or walk-in wardrobe, which adds to the home's appeal.



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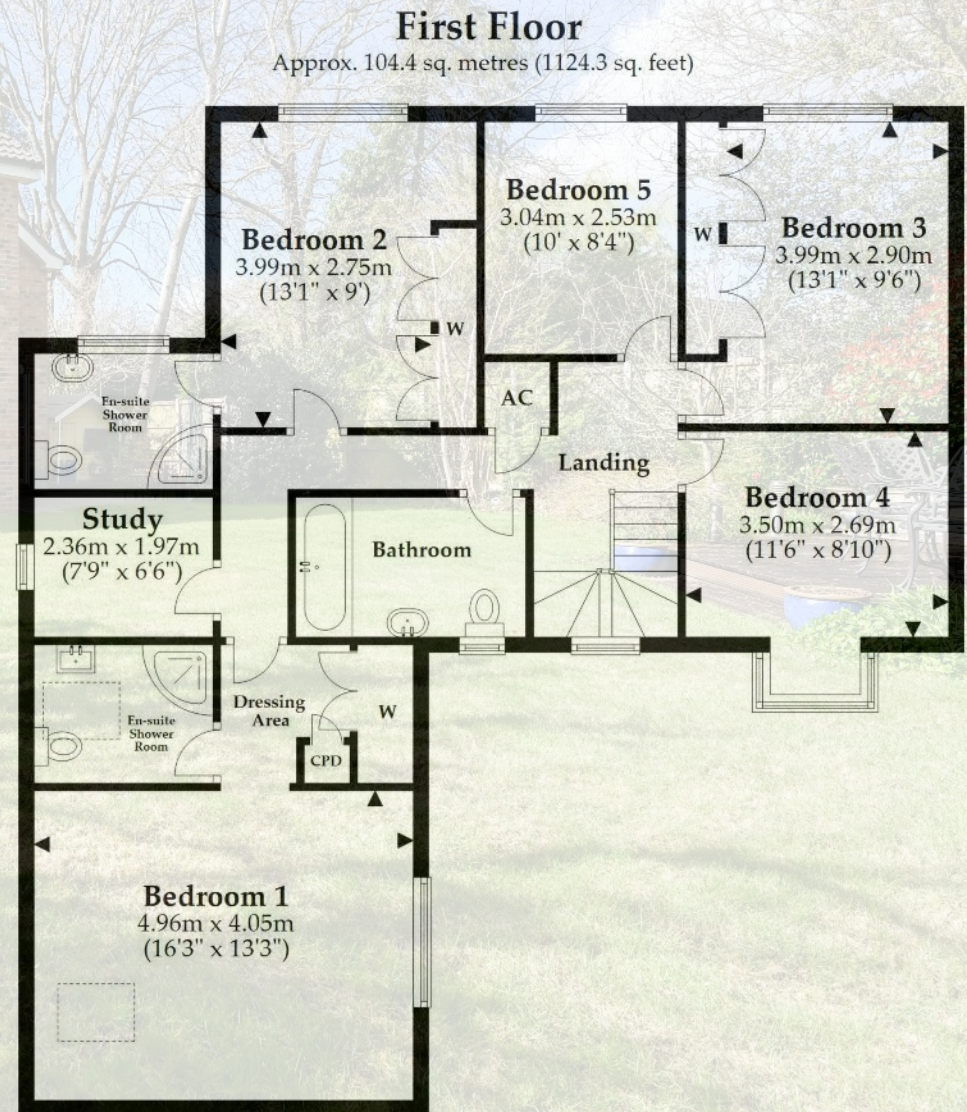
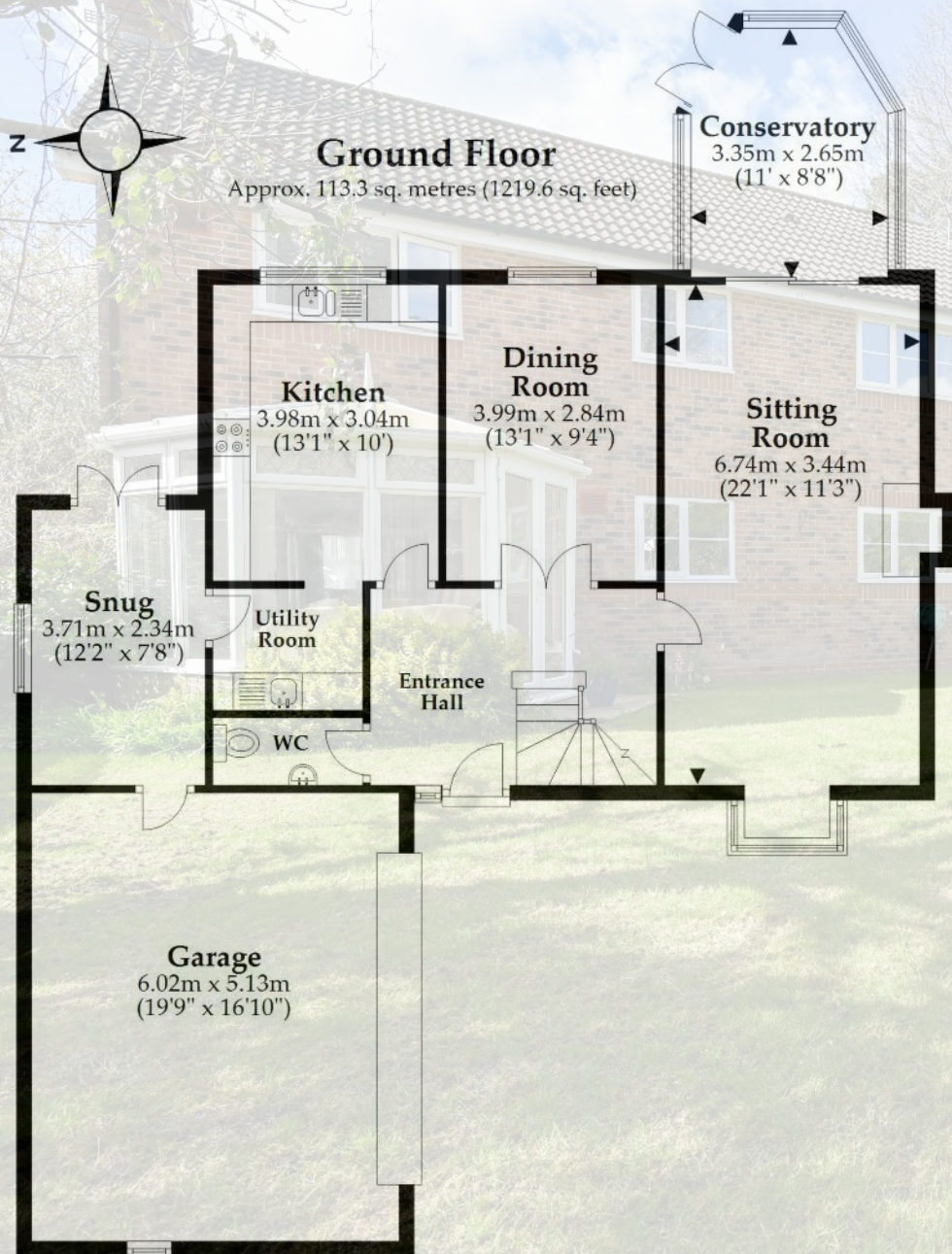
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# FLOOR PLAN



Total area: approx. 217.8 sq. metres (2343.9 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 and water supply
- Mains drainage
- Gas Central Heating
- Ofcom broadband speed of up to 18000 Mbps (Ultrafast)
- Energy Performance Rating: C Current: 70C Potential: 82B
- Limited mobile signal/coverage

## The Situation

Conveniently situated between East Dorset and the New Forest, this location offers easy access to miles of scenic walking trails at Moors Valley Country Park (approximately 1.2 miles away) and Ringwood Forest (around 2 miles away). The nearest towns, Ringwood (approximately 5 miles) and Wimborne (about 8 miles), are both charming destinations with a great selection of shops, cafés, restaurants, leisure facilities and excellent local schools.

For those seeking coastal attractions, the larger towns of Bournemouth and Christchurch, known for their stunning beaches, are just 10 miles south via the A338. Additionally, Bournemouth and Southampton both have international airports and National Express coaches regularly depart from Ringwood to London Victoria.











## Grounds and Gardens

The private rear garden is simply stunning, measuring approximately 50 ft by 50 ft. Enclosed by mature trees, hedging and fencing, it offers a tranquil outdoor retreat. A raised decked area has been designed to capture the sun throughout the day, while a well-maintained lawn and various outbuildings provide further potential. A gated side access leads to the front of the property, where a spacious driveway offers extensive parking and leads to the double garage, complete with power and lighting.

## Directions

Leave Ringwood via the A31 heading west for about a mile. Take the exit for the Ashley Heath roundabout and join Horton Road using the third exit. Continue for roughly three miles going straight at the next roundabout. Soon after, at the following roundabout, turn left onto the B3072, following signs for West Moors. A short distance later, turn left onto Dymewood Road. At the end of the cul-de-sac, turn left again and you will find the property directly ahead.



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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