



Autumn Cottage

Gorley Road, Ringwood, BH24 1TJ

SPENCERS
NEW FOREST



The Property

A charming period semi-detached house, situated on the outskirts of the New Forest National Park, yet conveniently located within walking distance of local schools, shops and facilities, and within catchment of the highly regarded Ringwood School. This well presented home offers an impressive living area, consisting of an open plan living and dining room,. In addition, to a separate study and kitchen/breakfast room, and further comprises four bedrooms, one of which is positioned with a dressing room, on the grounds floor and two bath/shower rooms. The generous, and established rear garden is a particular feature of this lovely property.

An enclosed, tiled entrance porch opens into the entrance hall, with laminate flooring, which gives access to the main reception room and also a ground floor bathroom, comprising; a bath with shower attachment, wash basin, WC and attractively tiled walls. The spacious open plan living/dining room has an aspect to the front elevation and features a wooden fire surround and tiled hearth. Adjacent is the kitchen, comprising a range of cream fitted base wall and drawer units with ample work surfaces over. Appliance space for: a cooker; dishwasher and washing machine, and offering further space for a breakfast table. A door leads to the study which could alternatively be used as a breakfast room.



The master suite comprises a fitted shower room, dressing room with an aspect to the side elevation and a bedroom with patio doors leading directly on to the garden. This suite benefits from a beautiful garden view and could alternatively be used as a guest annex or for an AirB&B as it has it's own independent access. Stairs from the entrance hall rise to the first floor landing, which gives access to three further bedrooms; bedroom one and two featuring attractive cast iron fireplaces, and bedroom two also housing the airing cupboard.

Services

Energy Performance Rating: D

Council Tax Band: E

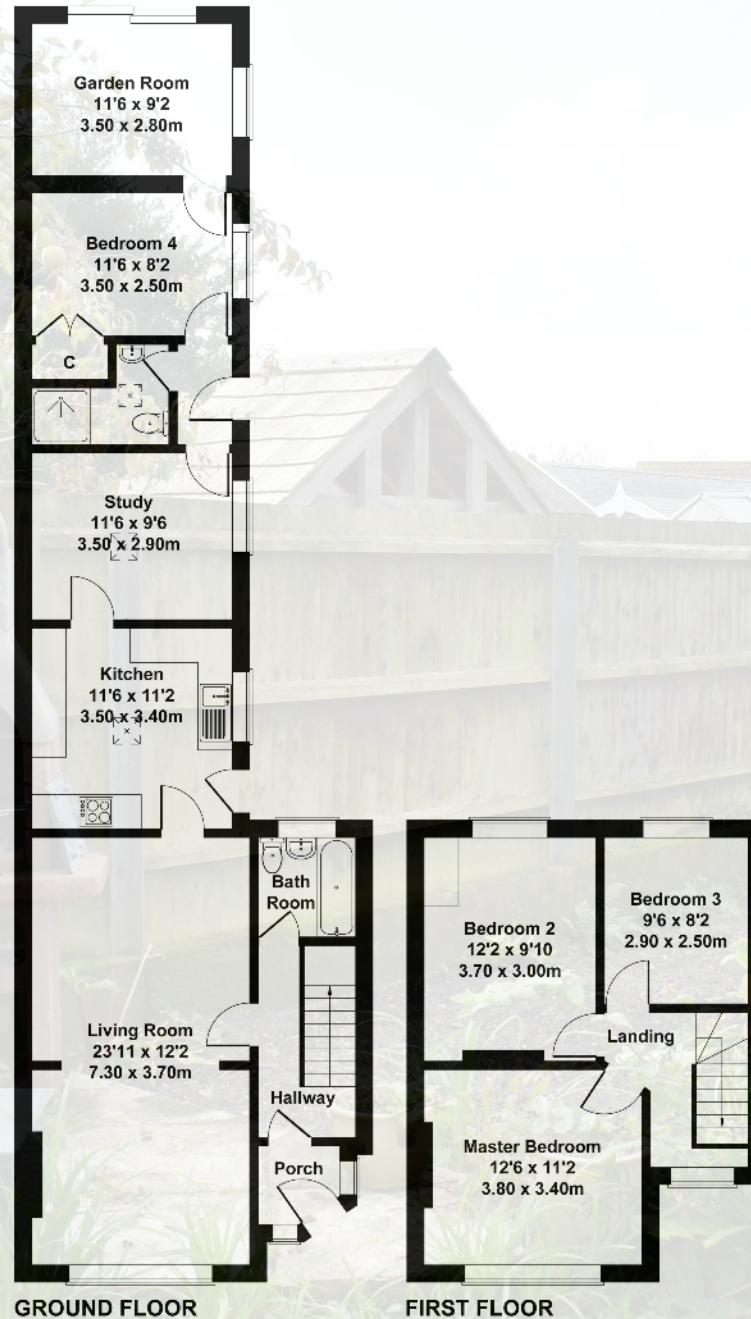
All mains connected.

Ofcom broadband speeds up to 80 Mbps
(Superfast)



FLOOR PLAN

Approximate Gross Internal Area
1384 sq ft - 129 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Grounds & Gardens

To the front of the property is a gravelled drive providing off road parking, with hedging to the front boundary. The beautiful and good sized rear garden is laid to lawn with a patio area, bordered by an abundance of flowering plants, shrubs and trees. To the rear of the garden, there is a chicken coup and two gardens sheds. There is an additional sunny patio space at the side of the property, accessed via a covered walkway running the length of the extension and also from the back door in the kitchen, and a storage shed and gate leading into the front garden. There is a good sized vegetable patch and a greenhouse, strawberry bed and plentiful soft fruit bushes of raspberries, red and black currants.

The Local Area

This character property is conveniently located within level walking distance of the local Poulner community, including a Tesco express with integral Post Office, bakery, off licence, vet, dentist and doctors surgeries and pharmacy, the London Tavern and the Poulner Infant and Junior Schools. It really is a super little community! The property is situated just a stones throw away from the beautiful New Forest which offers thousands of acres of natural heath and woodland ideal for walking, cycling and riding. Ringwood town centre is nearby, offering 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

From Ringwood town centre, join Southampton Road, signposted to Poulner. Continue along this road for approximately 1 mile, and at the mini roundabout just before the White Hart Public House, take the first exit into Gorley Road. The property can be found further along this road on your left hand side.





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

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