



Kingston, Ringwood, BH24 3BH

SPENCERS
NEW FOREST



The Property

A spacious two bedroom house located on the outskirts of Ringwood, enjoying a green outlook and providing the opportunity of a project/refurbishment. Situated in a convenient position close to the market town of Ringwood, with Kingston Great Common Nature Reserve close by and views across the Avon Valley to the front.

- A warm and inviting lounge enjoying a pleasant outlook due to the property's elevated position.
- Spacious dining room, with working fireplace.
- Large kitchen which has been extended and features a breakfast area, skylights and many built in units.
- Utility room which flows through to a WC.
- Recently modernised downstairs shower room.
- Two generously sized double bedrooms.
- Family bathroom which has been updated.



The Furlong Shopping Centre

The Situation

Ringwood town centre is approximately 2 miles away, offering an excellent array of independent and high street shops, cafes and restaurants as well as two supermarkets. The easily accessible A338 links to the larger coastal towns of Bournemouth and Christchurch, which are approximately 8 miles South, and Salisbury, approximately 18 miles North. Southampton is approximately 18 miles East via the A31, and London, by car, approximately 2 hours distant.

Directions

From the centre of Ringwood, take Mansfield Road/B3347 heading south. At the mini roundabout take the first exit onto Christchurch Road. At the next mini roundabout take the second exit, continuing along Christchurch Road; proceed for approximately a mile and the property can be found on your left hand side.





Outside

- Extensive rear gardens with a bright aspect and an array of outbuildings.
- Outlook across farmer's fields & the Avon Valley.
- Elevated position featuring a front lawn and side access, with ample space for multiple vehicles along with a turning area.
- Particularly long rear garden with farmland beyond, ensuring an enclosed and private aspect.

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 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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