



Morant House *The Bickerley, Ringwood, BH24 1ET*

SPENCERS
NEW FOREST





Morant House

This well-appointed, conveniently located home is just a short walk into Ringwood town centre and the Bickerley Common, offering a blend of urban access and nearby green spaces. Outside, it features a generous garden, garage and parking for several vehicles—an uncommon advantage for a town-centre location.



4



1



2





The Property

Inside you are welcomed into a spacious entrance hall with W/c.

While the property would benefit from some modernisation, the kitchen has a solid layout with integrated appliances such as a dishwasher, Rangemaster AGA and extractor over and fridge/freezer, ample storage, and a breakfast bar.

The adjoining utility room provides space for white goods along with further storage, a sink and a door to the side of the property.

A large study, perfect for the home worker.

A light and spacious, “L” shaped sitting/dining room with two sets of patio doors with access to the side and rear of the property. There is also a feature fireplace that adds a cozy focal point.

Upstairs, there are four well-proportioned bedrooms which are serviced by a three piece family suite.

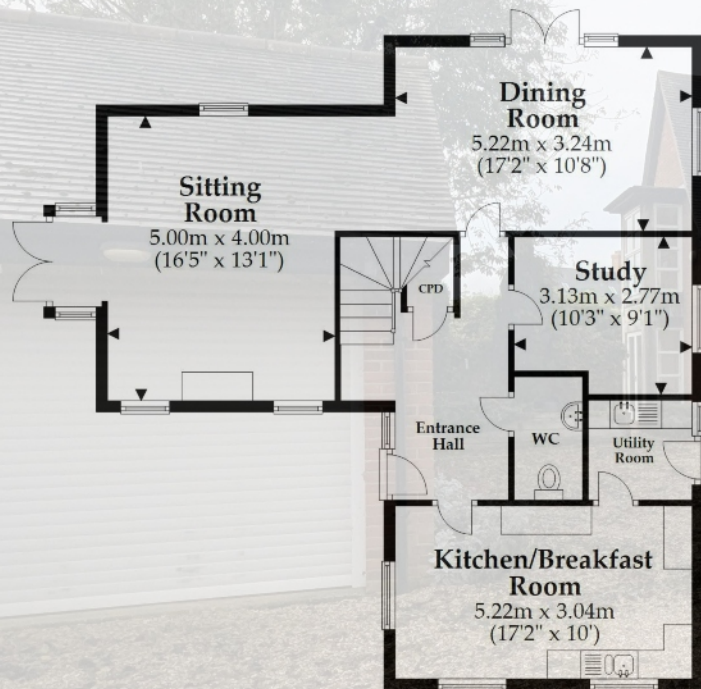
An impressive primary bedroom with built-in wardrobes and dressing area, a three piece en-suite and a pleasant aspect over the garden.

Bedroom two also benefits from fitted wardrobes and a pleasant aspect.

FLOOR PLAN

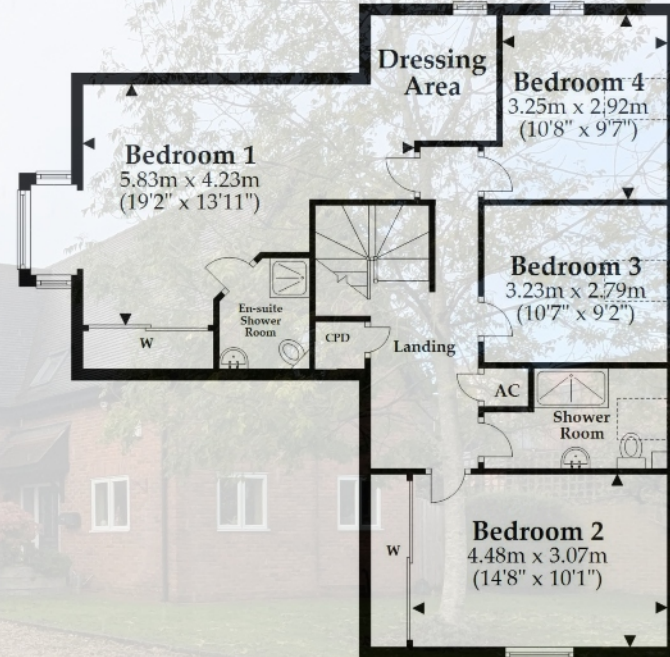
Ground Floor

Approx. 84.8 sq. metres (912.3 sq. feet)



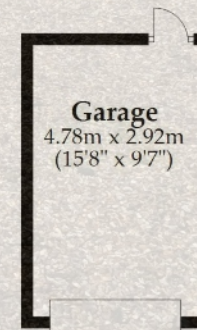
First Floor

Approx. 85.1 sq. metres (915.9 sq. feet)



Garage

Approx. 14.0 sq. metres (150.2 sq. feet)



Total area: approx. 183.8 sq. metres (1978.4 sq. feet)

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

Grounds & Gardens

Outside, there is a gravelled drive providing ample parking and a detached garage with power. A generous and low maintenance, mature garden which is predominantly to the front and side of the property with a large patio area, perfect for alfresco dining and entertaining. A garden shed also lies to the corner of the property, offering further storage.

Additional Information

Tenure: Freehold

Council Tax Band: F

Mains gas, electric, water and drainage

Detached

Standard construction

Energy Performance Rating: C

Current: 71C Potential: 81B

Exclusive fibre to the property directly. Superfast broadband with speeds of up to 49 Mbps is available at the property.

Property affected by a tree preservation order (TPO)





Directions

From the main Ringwood roundabout, head south on the B3347 and take a left at the next roundabout. Continue along Christchurch Road and take the third exit at the next roundabout onto Bickerley Road. Drive down Bickerley Road until you come to Deweys Lane on your right hand side. Proceed up Deweys Lane to Paxman Place and the property can be found on your left hand side.



The Situation

Ringwood town centre is approximately $\frac{3}{4}$ of a mile 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.



Important Notice

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:

42High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com