



103 Eastfield Lane

Ringwood BH24 1UW

S P E N C E R S





The Property

Upon entering the property, you're welcomed into a warm and versatile home that seamlessly blends modern comforts with everyday living.

Continuing through the hallway, the property opens into a superb open-plan kitchen, dining and living area, created as part of the 2019 extension.

This impressive space is flooded with natural light and provides an ideal setting for family life, offering generous room for cooking, dining and entertaining. The island includes a built-in dishwasher, and all other built-in appliances are included.

To your right, a large and comfortable lounge provides the perfect place to relax, enhanced by a charming log burner that adds extra warmth during the winter months.

To the left, a further reception room offers flexibility as a cosy second lounge, a study or an additional bedroom depending on your needs. Adjacent to this room is a convenient three piece bathroom.

The master bedroom, also part of the extension, is a spacious and peaceful retreat, complete with a modern ensuite and a lovely outlook across the rear garden.

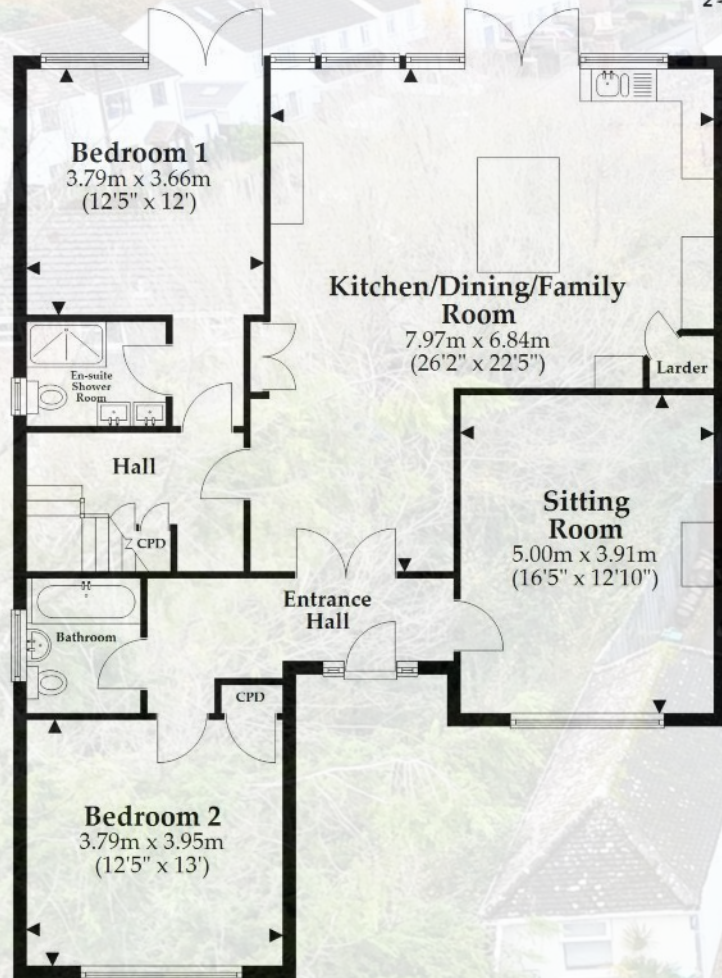
Upstairs, a further bright and airy bedroom enjoys its own ensuite, perfect for guests or family members seeking privacy.



FLOOR PLAN

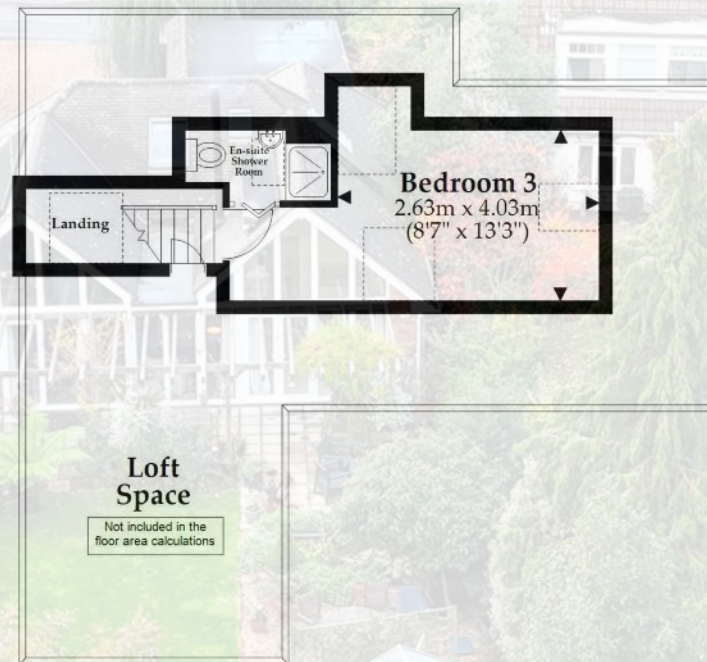
Ground Floor

Approx. 118.7 sq. metres (1277.5 sq. feet)



First Floor

Approx. 20.0 sq. metres (215.0 sq. feet)



Outbuilding

Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 159.5 sq. metres (1716.6 sq. feet)

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







Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Energy Performance Rating: E Current: 44E Potential: 52E
- Mains Connection to Electricity, Water and Drainage
- Electric heating throughout the property with underfloor heating in the kitchen/dining/living room and downstairs bedroom
- Tesla home battery system
- 18 Solar Panels
- Thermal dynamic hot water system
- Superfast broadband with download speeds of up to 80 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

The Situation

This 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.





Little Timbers

Little Timbers and The Cabin at Little Timbers

Little Timbers is a cosy annex offering an open plan living space, a simple kitchenette, a comfortable double bedroom and a three piece shower room, ideal for a couple.



The Cabin at Little Timbers is a simple hideaway, suited to a couple. It features an open-plan layout with a woodburning stove, a compact kitchen area and a shower room. The property also has a sofa bed.



The Cabin

Both cabins benefit from 4 x 3 infrared wall heaters.





Grounds and Gardens

Outside, the property continues to delight. To the front, there is ample parking along with a spacious carport. The rear garden is beautifully maintained, featuring an orchard, established flowerbeds, and a charming pond. Beyond the boundary, open fields create a tranquil and picturesque backdrop. A particular advantage of the property is the presence of two outbuildings within the rear garden, both currently rented out and providing a useful additional income stream.

Directions

From the main Ringwood roundabout, take the exit onto Southampton Road and just before the flyover turn right into Parsonage barn lane. Continue along this road for approximately 0.5 of a mile and then turn left onto Cloughs Road. At the end of the road, turn right onto Eastfield Lane. The property will be found on your left hand side.

Important Notice

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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