Morant Road *Ringwood Road, BH24 1SX*

SPENCERS
NEW FOREST

The Property

Stunning open plan kitchen/living dining room with attractively tiled floors and impressive full opening bi-fold doors leading out onto a generous rear tiled terrace.

The kitchen has an excellent range of base, wall and drawer units with appealing oak work tops over including a large Belfast sink. There are built in appliances including an integrated electric oven, a gas hob with stainless steel extractor above, dishwasher and space for an American style fridge/freezer.

Four nicely proportioned bedrooms, with the principle bedroom benefiting from French doors leading out onto the rear terrace and a modern and ensuite shower room with three piece suite.
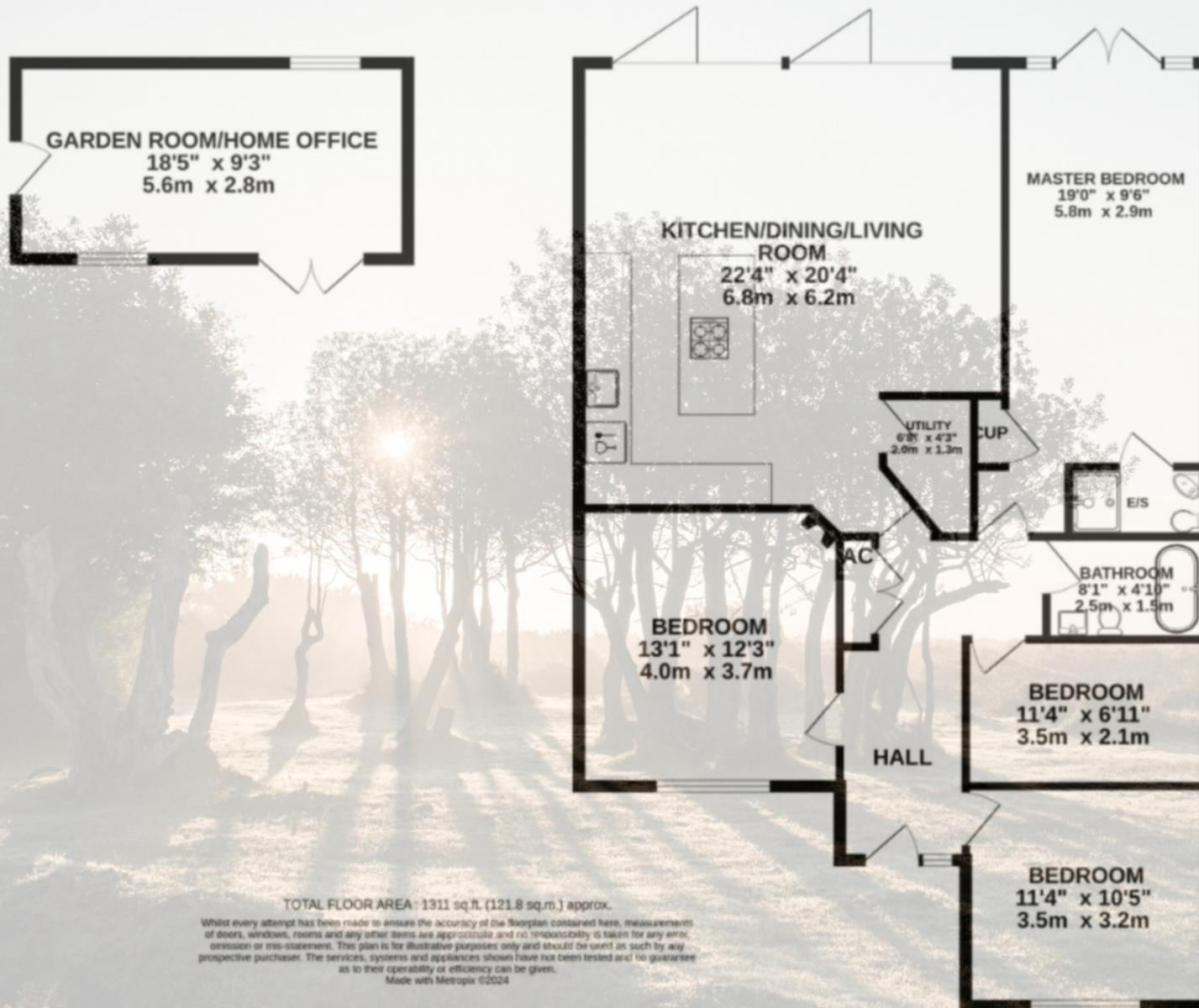
Two of the bedrooms have built in cupboards and shelves and the guest bedroom features a built in wood burning stove.

The modern and stylish family bathroom comprises a three piece suite and attractively tiled walls.

Floor Plan

GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.

GARDEN ROOM/HOME OFFICE
18'5" x 9'3"
5.6m x 2.8m

KITCHEN/DINING/LIVING ROOM
22'4" x 20'4"
6.8m x 6.2m

MASTER BEDROOM
19'0" x 9'6"
5.8m x 2.9m

UTILITY
6'8" x 4'3"
2.0m x 1.3m

CUP

E/S

AC

BEDROOM
13'1" x 12'3"
4.0m x 3.7m

BATHROOM
8'1" x 4'10"
2.5m x 1.5m

BEDROOM
11'4" x 6'11"
3.5m x 2.1m

HALL

BEDROOM
11'4" x 10'5"
3.5m x 3.2m

TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Grounds & Gardens

The property is approached onto a wide graveled forecourt with plenty of off-road parking and is well screened from the road.

The rear gardens are a stunning feature of this well kept home and mainly consist of sweeping extensive lawns interspersed with a variety of shrubs, specimen trees and ground covering plants with boarded fenced and hedged boundaries. At the rear of the gardens is a large home office which is lined and insulated with power and divided into two parts and is currently used as two offices.

Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating:C Current: 72c Potential: 84b

Property construction: Standard construction

Mains gas, electric, water and drainage

Superfast broadband with speeds up to 67 Mbps. Up to 1800 Mbps planned to be installed by December 2026.

Fibre-optic cable to the cabinet, then to the property.

The Furlong Shopping Centre

New Forest National Park

Directions

From the main central roundabout opposite the Furlong, exit on to the next roundabout taking the A338 exit Ringwood to Fordingbridge road. After a short distance, turn right into the old Salisbury road and then bear left into Northfield road. Continue down this road for approximately 0.5 of a mile and then turn left onto Morant Road. The property can be found on your left hand side.

The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors surgeries and dentists and all three Ringwood Schools, yet is just on the edge of the beautiful New Forest, offering thousands of acres of natural heath and woodland which is 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.

Important Notice