



**Sunset** *Blashford, Ringwood, BH24 3LY*

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NEW FOREST









A simply stunning opportunity to purchase a lake fronting eco house, benefiting from one of the highest EPC ratings on local record.

Set on a private, spacious plot with a variety of outbuildings and entertaining areas.

Internally, the house is truly splendid, benefiting from an open plan kitchen/lounge/diner incorporating a terraced balcony. The ground floor compliments equally as well, with a laundry room, second sitting room and spacious bedrooms with luxurious bathrooms to match.

Upon stepping outside, Sunset really comes into its own, with scenic Phillips Hue lighting surrounding the plot, an impressive outdoor kitchen, numerous terraces and ample lawn space for children to play, this really is the ideal lake residence.

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## The Property

A storm canopy porch provides access to:-

- An entrance hallway with a centralised staircase opening up to a simply sublime first floor, open plan, kitchen / lounge / diner incorporating;
- A lounge area incorporating a stone tiled media wall with inset television, complimented by a surround sound built-in speaker system
- Centralised dining area with full height picture window offering panoramic sailing lake views
- High-end wrap around kitchen with quality stone work surfaces, central island with fitted oven, hob and ceiling flush extractor fan as well as an array of fitted appliances throughout the rest of the area
- Stunning french doors opening onto a terraced balcony with galvanised steel balustrades and safety glass panels. The area offers private and unrivalled views over the adjacent sailing lake



The ground floor incorporates:

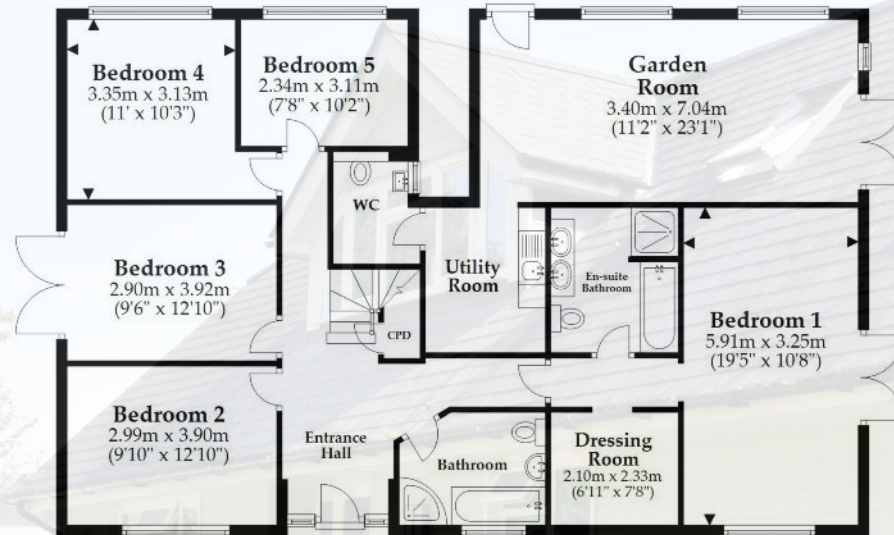
- A gorgeous principal bedroom suite which includes French doors leading out onto the rear garden, space for a super king bed, walk in bespoke wardrobes and an en-suite bath and shower room including his and her sinks, high end tiles, walk in shower and a stylish bath with a fitted recessed television
- Three additional double bedrooms, all with space for fitted wardrobes and desks
- An impressive, fitted study with views across the lake
- Family bathroom with a bath and overhead shower
- Laundry room with a further WC
- Secondary sitting room with fitted cabinet furniture to produce a media wall as well as French doors leading out onto the outside entertaining terrace
- The entirety of the ground floor runs off the ever popular and top of the range Control 4 smart home system, which seamlessly works with the smart lighting system throughout the home



## FLOOR PLAN

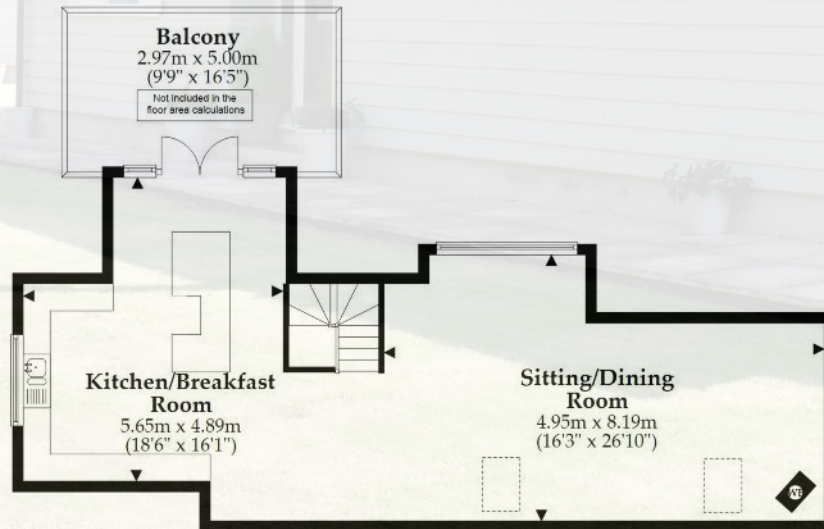
### Ground Floor

Approx. 133.4 sq. metres (1435.5 sq. feet)



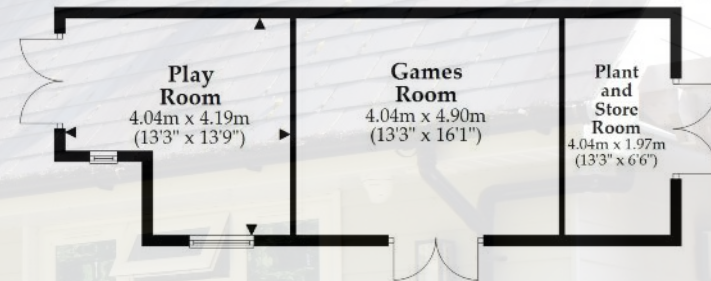
### First Floor

Approx. 67.7 sq. metres (729.1 sq. feet)



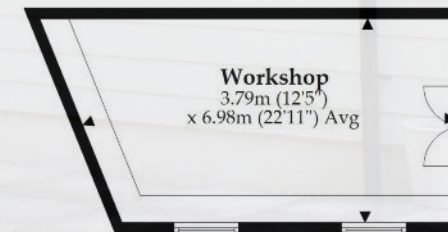
### Outbuilding

Approx. 42.9 sq. metres (462.1 sq. feet)



### Outbuilding

Approx. 26.4 sq. metres (284.4 sq. feet)



Total area: approx. 270.5 sq. metres (2911.1 sq. feet)

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













## The Situation

Blashford is a small semi-rural hamlet village situated in the New Forest National Park in Hampshire. The property is situated within easy access to Blashford Lakes Wildlife Reserve, and further benefits from stunning lake side views. The town centre of Ringwood is approximately 1 mile south; a historic market town boasting a comprehensive range of facilities, including a wide range of independent and high street shops, restaurants, leisure centres and excellent schools. Just a short drive away is access to the open forest, which offers of 10,000 acres of health and woodland, a haven for all outdoor pursuits including cycling, walking and horse riding. For the commuter there is convenient access onto the A338 providing direct links to the larger coastal towns of Christchurch, Bournemouth and Salisbury (via the A338), and Southampton (via the M27). There are international airports at both Bournemouth and Southampton and the M27 and M3 make it easy to connect to other parts of the country.





## Services

Energy Performance Rating: A Current 106A Potential 107A

Council Tax Band: E

Tenure: Freehold

Connections to the property:

Ofcom Broadband speeds up to 1,000 Mbps (Ultrafast)

Please scan the QR code below for solar panel and air source information:



## Ancillary Accommodation

The secondary accommodation is a fantastic nautical style outbuilding currently used as a great entertaining area/games room along with a children's playroom/garden snug. The warm roof is completely covered in solar panels along with remaining solar supporting the rest of the house.





## Grounds & Gardens

Outside, Sunset really comes into its own. There is an array of sweeping lawns to three sides of the property, with ample space for ball games and entertaining. The main terrace accessed via the principal bedroom and secondary lounge benefits from a great seating area with a pergola. The focal point of the patio is the stunning outdoor kitchen with integrated sink and BBQ, all rounded off with an outdoor solid stone breakfast bar/worktop.

The entire garden is illuminated at night via Phillips Hue outdoor smart light and is completely enclosed via dog – proof boundaries and electric gates to the front and rear of the property. To the far corner is an impressive storage shed with terraced decking and a covered canopy. The rear of the ancillary accommodation incorporates a superb outdoor shower, ideal for washing down after sailing/cleaning pets from local open forest walks.

## Directions

Exit Ringwood onto the A338 Ringwood to Fordingbridge road, continue until you reach New Forest machinery hire on your left, turn right into Snails lane. Continue along this road and you will come to the property on your left.

## 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





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