



Southampton Road *Ringwood, BH24 1HS*

SPENCERS
NEW FOREST





The Property

- Impressive reception hall with high quality Karndean style flooring in a herringbone layout, ground floor cloakroom, and utility room.
- 30ft open plan kitchen/dining room with bi-fold doors, featuring a superb range of base, wall, and drawer units in a shaker style.
- High quality finishes, with quartz worktops and integrated Bosch appliances, including a range of three ovens, fridge-freezer, induction hob with extractor, wine fridge, dishwasher, and a generous central island providing additional workspace and a breakfast bar.
- Double-aspect living room and study/snug to the front. The utility room provides space and plumbing for a washing machine and dryer and has a door, giving access to the integral garage.
- Stairs lead to the first floor landing offering four first floor bedrooms.
- The principal bedroom, with an aspect over the rear gardens with Juliet balcony, benefits from an excellent range of built-in wardrobes, a luxurious ensuite shower room with a walk-in shower, a contemporary washstand, and modern, stylish tiled floors.
- There are three further bedrooms, all with a front aspect and a stunning, generous family bathroom with a modern four-piece suite, including a sumptuous freestanding double-ended bathtub.

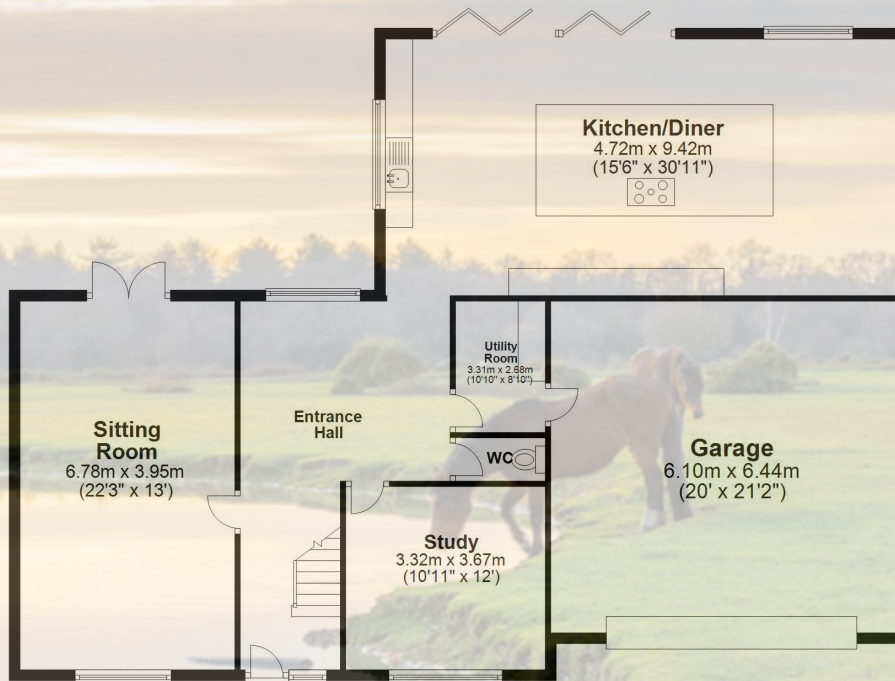
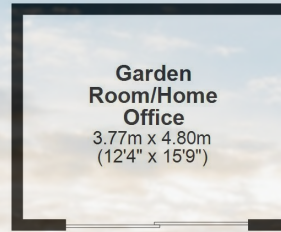




FLOOR PLAN

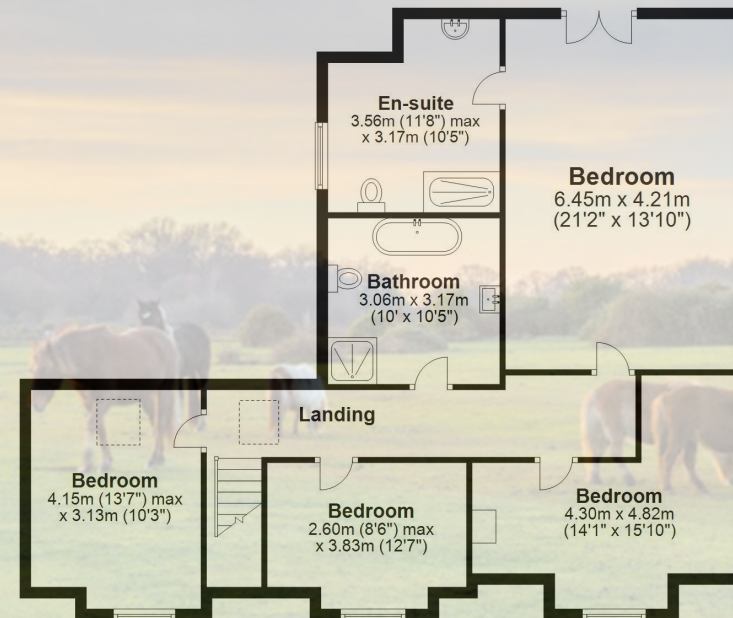
Ground Floor

Approx. 173.6 sq. metres (1868.5 sq. feet)



First Floor

Approx. 100.1 sq. metres (1077.3 sq. feet)



Total area: approx. 273.7 sq. metres (2945.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.

Grounds & Gardens

The property is approached via a driveway with off-road parking, leading to an integral double garage with electric roller doors and a personal door into the house. The garage also benefits from an electric car charging point.

The rear gardens are a lovely feature of this home, with long, sweeping lawns, a substantial patio with a fire pit/BBQ and a seating area under a generous terrace, bordered by a white-rendered curved wall, creating the perfect outdoor entertaining area.

At the bottom of the garden is a fantastic home office/garden room with air conditioning, built in cedar, which offers an ideal space for working from home or simply relaxing.

Additional Information

Tenure: Freehold

Council Tax Band: E

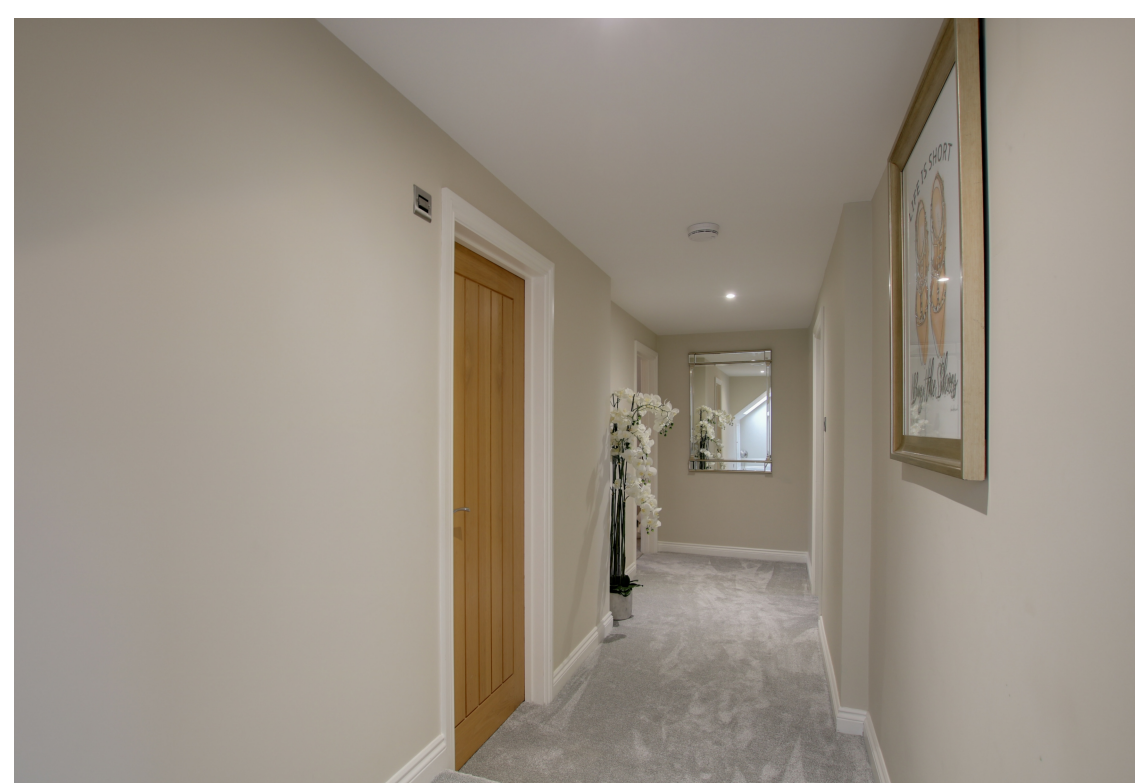
Energy Performance Rating: C Current: 69C Potential: 79C

Property construction: Standard construction

Mains gas, electric, water and drainage

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property.







The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors' surgeries, dentists, and all three Ringwood Schools. It is also just on the edge of the beautiful New Forest, offering thousands of acres of natural heath land 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, a health club, and a leisure centre.

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 in both Bournemouth and Southampton.

Directions

From the roundabout in Ringwood, opposite the Furlong car park, exit onto Southampton Road. Continue down this road for approximately 0.6 miles. Drive over the flyover and after some distance, you will find the property on your left-hand side.



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:

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