



Salisbury Road *Ringwood BH24 1AS*

SPENCERS
NEW FOREST



The Property

A well presented detached four bedroom family home which is located within a level walk of the town centre of Ringwood. This appealing home features spacious ground floor living accommodation with the benefit of having a substantial rear conservatory, living room and a snug/study. Outside the attractive private gardens surround the property with plenty of parking and a detached double garage.

- A spacious entrance hall with a ground floor cloakroom and under-stairs storage cupboard
- The living room has a pleasant triple aspect and also features an open fireplace with Adam style surround
- The adjoining conservatory is currently being utilised as a superb dining room benefiting from views into the surrounding gardens, this room has central heating so can be used all year round
- There is a sitting room which makes a nice snug/tv room or could be used as a study
- The fitted kitchen has an excellent range of base, wall and drawer units with wooden trimmed worktops over
- Built in appliances include a Miele double oven, integrated fridge/freezer, 5 ring gas hob with cooker hood over, space for a dishwasher
- Adjoining utility room with additional work space, provision and space for a washing machine and a wine cooler, wall mounted gas boiler
- Upstairs there are four first floor bedrooms featuring a principle bedroom with built in wardrobes and an ensuite shower room with three piece suite
- The family bathroom has a white three piece suite with a built in shower over the bath



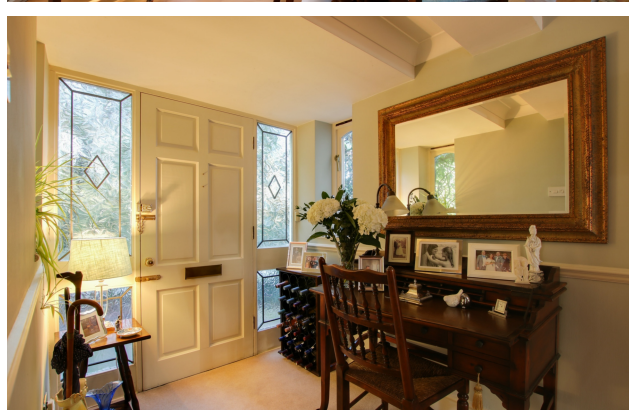
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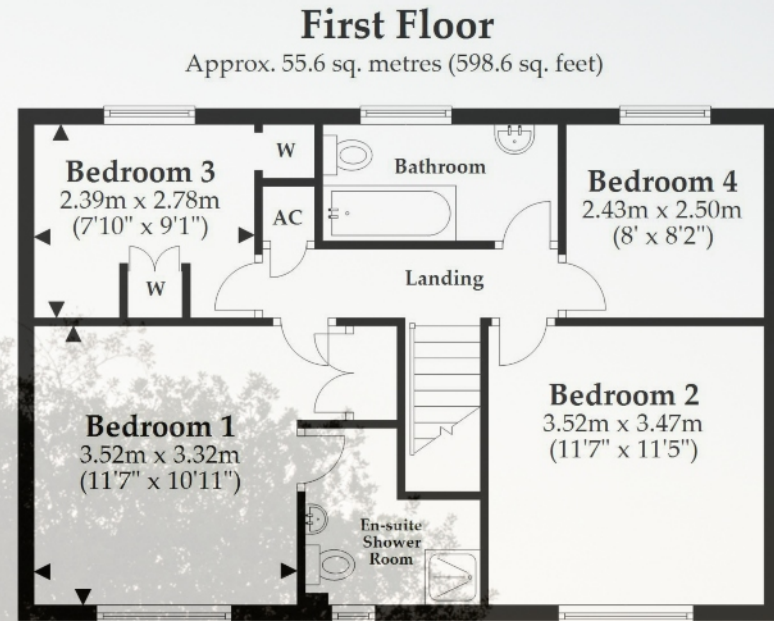
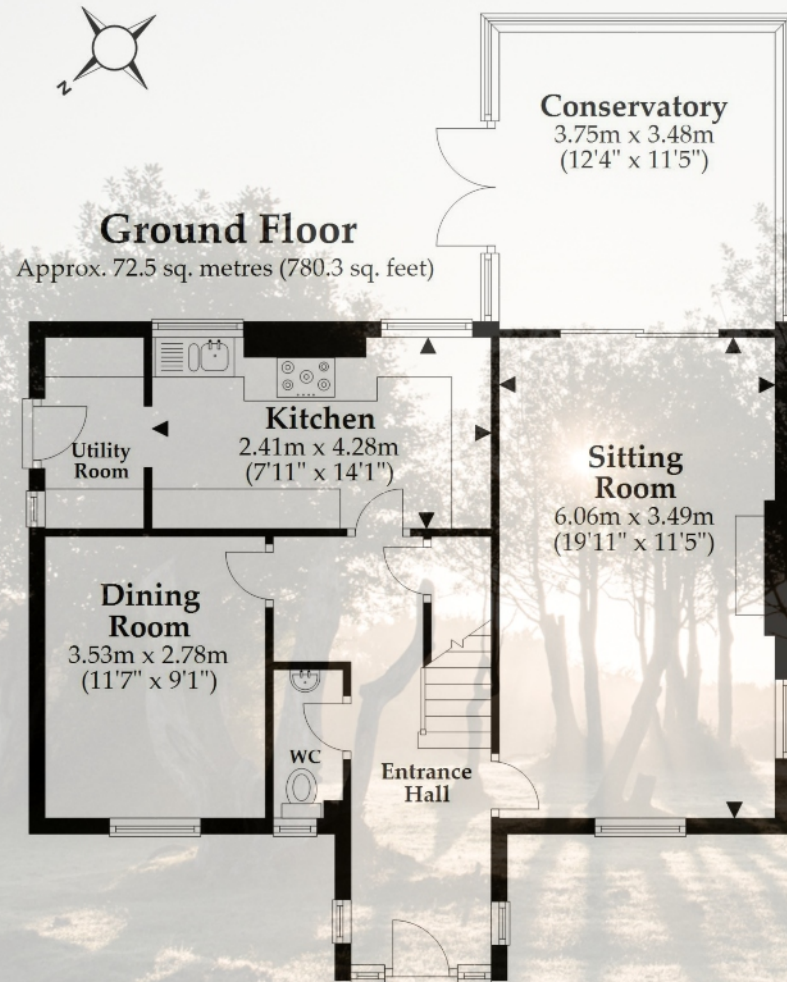
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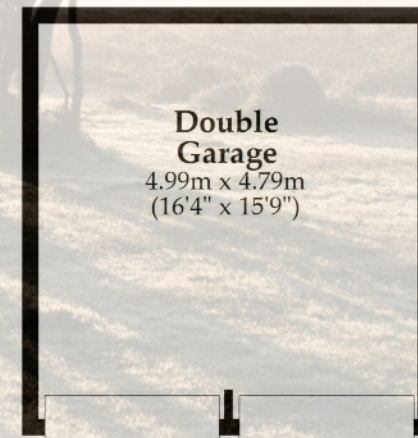
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FLOOR PLAN



Garage
Approx. 23.9 sq. metres (257.3 sq. feet)



Total area: approx. 152.0 sq. metres (1636.2 sq. feet)

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



Grounds & Gardens

The property is approached into a large gravel courtyard with plenty of off road parking which leads to a detached double garage and wood storage area. Gate at the side leads into the private rear gardens which consist of a lawn and terrace with the garden extending down the west side into a further garden. The garden boundaries are formed with mature hedges, plants and trees in a beautiful parkland style and there is an abundance of different specimen plants. The front gardens also have a tall hedge providing plenty of screening.



Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 55D Potential: 79C

Property construction: Standard construction

Mains gas, electric, water and drainage

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property.

Property affected by a tree preservation order





Directions

Exit Ringwood from the main roundabout onto the proceeding roundabout heading onto to the A338 Ringwood to Fordingbridge road. Proceed along this road and shortly turn right into the Salisbury road and then bear right. Continue down this road and you will come to the property on your left hand side.

The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors surgeries, 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 wellknown 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

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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