



 Hurn Road

Ringwood, BH24 2AE

SPENCERS





Hurn Road

• Ringwood •

An impressive residence just a short drive from Ringwood Town Centre which has undergone some renovation and improvements by the current owners, resulting in a welcoming, grand house set in a sought-after location in an elevated position. This appealing home boasts many highlights and is set within substantial, secluded grounds and features well-appointed accommodation throughout.



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The Property

- A welcoming and bright entrance hall with attractive tiling, from here connects well to the ground floor accommodation.
- A spacious kitchen/breakfast room, featuring a large, centralised island. A generous amount of built-in cabinets with integrated appliances, with ample dining space and double doors leading out to the garden.
- An impressive sitting room, with a strikingly bright feel, owing to its triple aspect.
- This flows seamlessly to a dining room, which was formerly a conservatory, which one may wish to revert back, given the sheer amount of reception areas elsewhere.
- A generously sized utility room and separate WC.
- A spacious study/office which offers flexible use and could be ideal as a fifth bedroom.
- A substantial principal bedroom suite at the rear, with a walk-in wardrobe and a modernised en suite shower room, with double sink and walk-in shower.
- Bedroom two is of generous proportions, complete with a contemporary en- suite shower room.
- Bedroom three is a generously sized double room with existing planning permission to expand substantially by extending over the office/study below.
- Bedroom four, with a pleasant outlook over the gardens.
- A balcony, which offers a relaxing retreat to unwind as well as the potential to be incorporated into part of the internal accommodation, such as an additional bedroom/office, subject to the usual permissions.

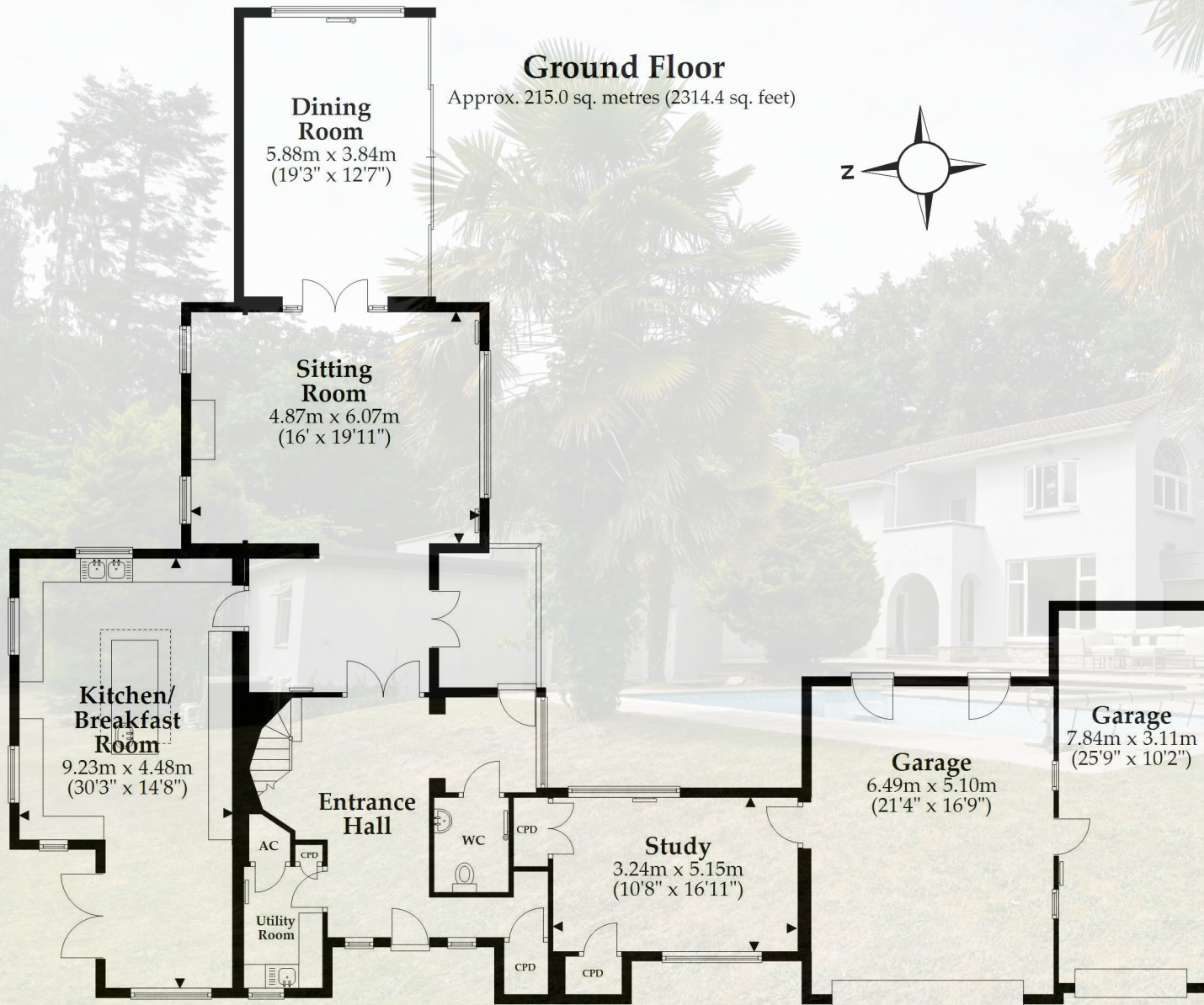




FLOOR PLAN

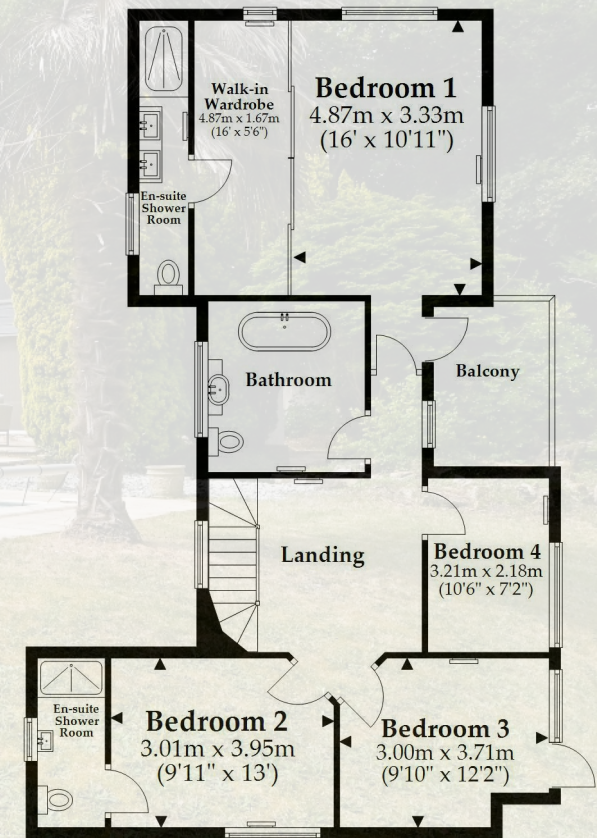
Ground Floor

Approx. 215.0 sq. metres (2314.4 sq. feet)



First Floor

Approx. 88.1 sq. metres (947.9 sq. feet)



Total area: approx. 303.1 sq. metres (3262.3 sq. feet)

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





Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains Connection to Electricity and Water
- Gas Central Heating
- Private Drainage (Septic Tank)
- Energy Performance Rating: D Current: 89D Potential: 72C
- Superfast broadband speed of up to 80 Mbps (Ofcom)
- Cable Broadband
- Property Affected by a Tree Preservation Order (TPO)

The Situation

Ringwood is an historic market town located on the edge of the New Forest National Park, within a short drive of the coast. Offering an excellent selection of independent and high street shops, cafes and restaurants, as well as two supermarkets and two leisure centres. For the commuter, the easily accessible A338 and A31 provide convenient routes to the larger coastal towns of Bournemouth and Christchurch (approx. 8 miles south), Salisbury (approx. 18 miles north) and via the M27 to Southampton (approx. 17 miles east). London is approximately a two hours drive via the M27 and M3. There are international airports at both Bournemouth and Southampton, with regular National Express coaches departing from Ringwood to London Victoria. Bournemouth and other attractive market towns. The nearby New Forest and Ringwood forest offer thousands of acres of natural heath and woodland, ideal for walking, cycling and horse riding.







Grounds and Gardens

This home continues to impress outside, with an electronically operated gated entrance and security lights surrounding the property. A sweeping driveway leads up to the house, which sits in an elevated position, with an abundance of trees and shrubs providing seclusion and privacy. The main garden, approaching an acre in total, features landscaped lawns and a large patio area, as well as an attractive outdoor swimming pool. The grounds encompass the residence beautifully and offers ample space for entertaining. There is an integral double garage and an adjacent tandem garage, which also serves as a workshop and may offer the potential to create additional accommodation or even an annexe (STPP).

Directions

Exit Ringwood onto the A31 heading towards Bournemouth. Immediately after the petrol station, turn left signposted for Verwood. Before reaching the underpass, turn left onto Hurn Lane and then turn right onto Hurn Road. Number 1 can be found on your right 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:

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.com