



 Steetley House

*Ringwood, BH24 2AT*

S P E N C E R S









## The Property

This beautifully updated family home has been thoughtfully refurbished throughout and offers a great mix of space, light and practicality.

The home opens into a generous entrance hall, featuring lovely flooring that runs throughout the ground floor.

Just off the hall is a tucked away study area, currently used as a Reformer Pilates studio. This space offers great flexibility and could suit use as a home office, or hobby room.

The heart of the home is the stunning kitchen/breakfast/dining room, which has been opened up to create a sociable space, ideal for both everyday life and entertaining. It's been finished to a high standard with stylish units and quality appliances.

Just off the kitchen is a newly refurbished, practical utility room, with extra storage and access through to the double garage.

At the front of the house, the sitting room is full of natural light, with windows at both ends. It's a lovely, calm space, perfect for relaxing at any time of day.

Upstairs, there are four comfortable bedrooms, all with good proportions and a lovely finish. The main bedroom has fitted wardrobes and a sleek en suite, while the family bathroom includes both a bath and separate shower. Everything feels fresh, well cared for and ready to move into.



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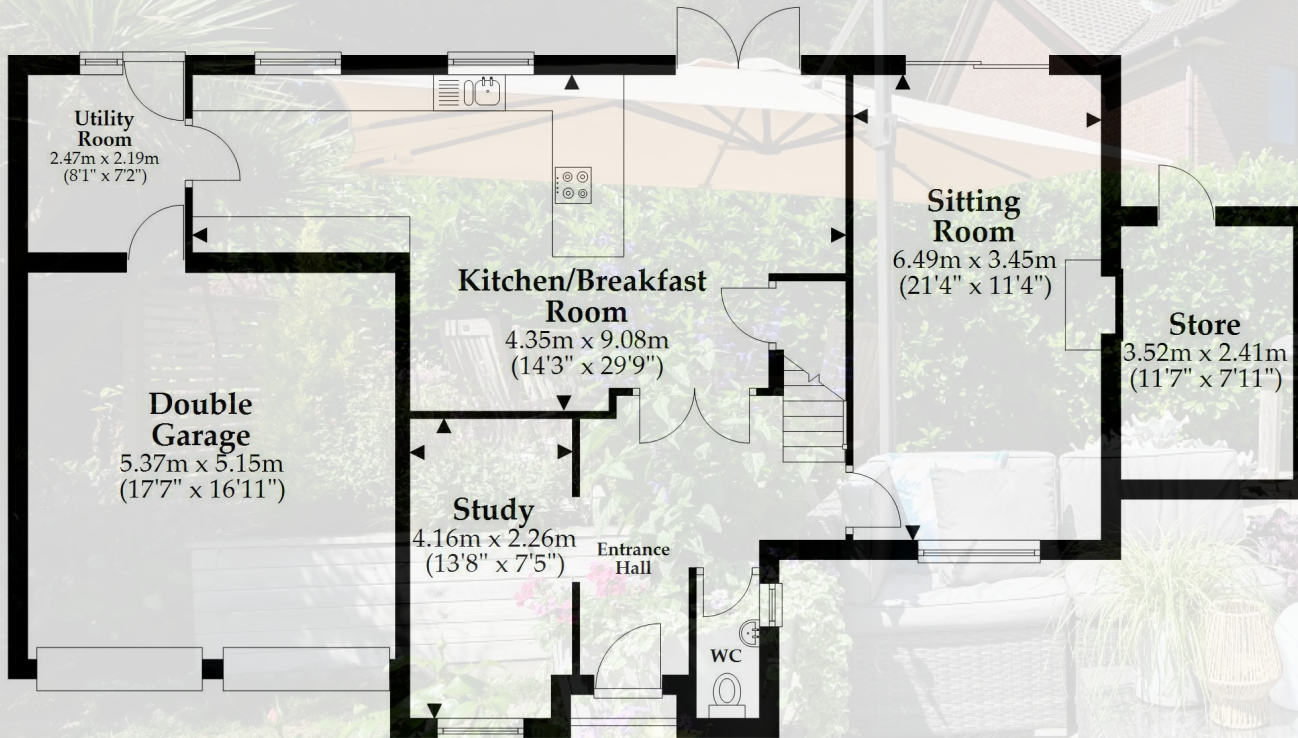


## FLOOR PLAN



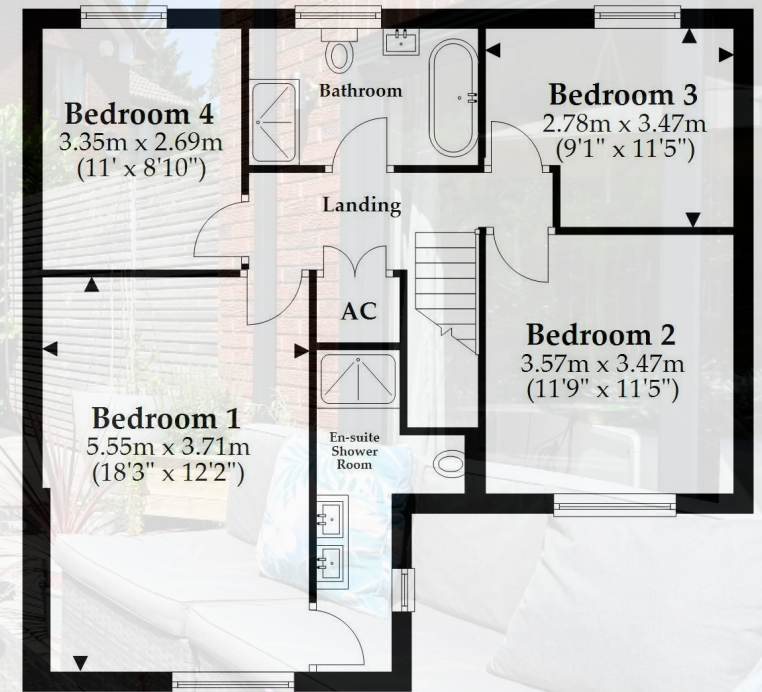
### Ground Floor

Approx. 125.2 sq. metres (1347.8 sq. feet)



### First Floor

Approx. 74.3 sq. metres (799.3 sq. feet)



Total area: approx. 199.5 sq. metres (2147.1 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, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: TBC
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)
- FFTC - Fibre Optic cable to the cabinet, then to the property
- The driveway is owned by the property, but two neighbouring properties have a right of way over it for access to their homes

## The Situation

This superb home is situated along a quiet drive in an exclusive residential area on the edge of the beautiful Avon Valley. The market town of Ringwood is about 1.5 miles away and offers an excellent range of shops, cafes, restaurants and schools. The Ringwood forest and the stunning New Forest National Park offering 140,000 acres of natural heath and woodland, surround the area and are both easily accessible to nature lovers, providing excellent horse riding, cycling and walking routes. The nearby A31 offers routes to the larger coastal towns of Christchurch with its café society, excellent shopping facilities and natural harbour. Bournemouth (approx. 10 miles south via A338) offers award-winning beaches and Southampton (approx. 18 miles east via M27) provides excellent travel solutions via main road links, main line trains and Airports. Salisbury is approx. 19 miles North and London, via the M27 and M3 is about 2 hours distant.















## Grounds and Gardens

Outside, the house sits on a generous plot, with a smart frontage and offers off road parking for at least three cars. To the rear, the gardens are fully enclosed and completely dog-proof. There is a good sized area laid to lawn, with two sheds providing additional storage. There's also a raised terrace to the side, ideal for outdoor dining or an evening drink.

## 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 continue for approximately 0.1 of a mile. Turn right onto Hurn Road, which then becomes Avon Park. Follow the road around the bend and then head to the top of the road where there is a turning circle. Steetley House can be found on the 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:

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