



HEARNES

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Windmill Lane, Ringwood, Hampshire, BH24 2DQ

FREEHOLD PRICE OIEO £1,850,000

Built to a high specification is this superb residence situated in one of the area's most prestigious locations on a plot of over three quarters of an acre with fabulous views across the Avon Valley and with the unique benefit of the rear gardens gently sloping down to the banks of the River Avon. Avon Castle is notable for its conservation and wooded setting yet within convenient access onto the A31 providing direct links to the larger coastal towns of Christchurch and Bournemouth and Southampton and Salisbury accessible via the M27. There is train station and international airports at Bournemouth and Southampton and the M27/M3 make it easy to connect to other parts of the country.

This fabulous contemporary home offers in excess of 5100 sq. ft. of spacious living accommodation which comprises of a substantial entrance hall with galleried landing and engineered natural wood flooring with continues throughout the ground floor. Two sets of double doors open into the most amazing open plan sitting/kitchen/dining room which extends across the rear of the property with four sets of double doors with glass arch covers and side panels opening onto the raised patio allowing the outside in and making it ideal for alfresco dining. The stunning kitchen area has Italian floor tiles, an extensive range of bespoke Neptune floor and wall mounted units with Quartz worksurfaces over, central Island unit with double butlers sink, integral Neff dishwasher and microwave, Fisher and Paykel American fridge freezer and doorways through to the separate utility room and side elevation. The sitting/dining area has a feature two sided fireplace making a superb focal to both areas. The family room also has double doors opening onto the raised patio and an arch way leads through to the 41 ft. entertainment room from with a single door providing access to the inner hallway with ground floor cloakroom and cupboard. The entertainment room and family has potential to create swimming pool or annexe.

The generous first floor landing has two double storage cupboards and provides access to the curved balcony overlooking the front gardens and the four double bedrooms all of which benefit from balconies and luxurious Duravit en suites with Hansgrohe fittings. Bedrooms one and two are also triple aspect.

A stair case leads to the second floor loft room which provides an exceptionally large area.

The front of the property is approached through brick pillars onto a gravel driveway and turning area providing ample off road parking and access to the detached double garage with Vertico remote electric door with power, lighting and an office to the rear again with double door opening onto the raised patio and WC to the side. The rear garden is one of the main features of the property offering a good degree of privacy with mature hedging to the side boundaries, mainly laid to lawn and with the exceptional back drop of the River Avon and views beyond.

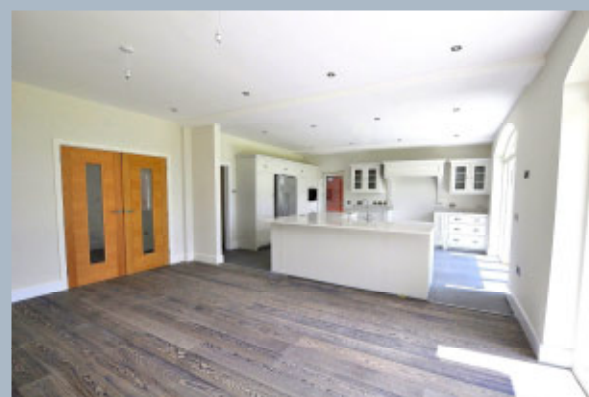
Further benefits include Velfac composite windows and gas fueled underfloor heating to both the ground and first floor.

Viewing is highly recommended to appreciate this stunning and spacious home situated on a good size plot in this desirable residential location with River front, a rare gem indeed.

COUNCIL TAX BAND: tbc

ENERGY PERFORMANCE RATING: tbc

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





Gross Internal Floor Area Approx:
Main house 413 Sq.Meters / 4,431 Sq.Feet
Outbuilding 62 Sq.Meters / 668 Sq.Feet

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

Second Floor
Potential for Bedrooms 5 & 6

PLANNING
 HAS BEEN
 GIVEN FOR
 DORMA OR
 VELUX
 WINDOWS

Loft Room
 5.03m x 14.05m
 (16'6" x 46'1")

Ground Floor

Entertainment Room
 12.50m x 6.60m
 (41' x 21'8")

Rear Family Room
 4.55m x 6.38m
 (14'11" x 20'11")

**Sitting/Kitchen/
 Dining Room**
 8.26m x 16.81m
 (27'2" x 55'2")

Entrance Hall
 3.33m x 8.61m
 (10'11" x 28'3")

Utility
 2.41m x 4.14m
 (7'11" x 13'7")

IP

Outbuilding

Office
 2.79m x 4.50m
 (9'2" x 14'9")

Garage
 8.34m x 5.64m
 (27'5" x 18'6")

First Floor

Balcony

Landing

Master Bedroom
 6.10m x 3.68m
 (20' x 12'1")

Bedroom 4
 3.91m x 3.02m
 (12'10" x 9'11")

Bedroom 3
 3.91m x 3.07m
 (12'10" x 10'1")

Bedroom 2
 5.16m x 3.69m
 (16'11" x 12'1")

Balcony

Balcony

Balcony

Balcony

LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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