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7 The Close, Avon Castle, Ringwood, Hampshire, BH24 2BJ

SPENCERS
NEW FOREST





A stunning contemporary home incorporating spacious and versatile living accommodation.

The Property

A stunning contemporary home located in the sought after private estate of Avon Castle, completely refurbished in recent years and finished to a high standard throughout. This six-bedroom chalet style home incorporates spacious and versatile living accommodation and modern fixtures and fittings, including seven stylish bathroom suites and an impressive kitchen/breakfast room. The property also comprises an indoor swimming pool and features extensive, beautifully landscaped grounds, accessed from several rooms via bi-fold doors to create a superb 'indoor/outdoor' setting for entertaining.

The entrance hall is finished with most attractive floor tiles, with oak internal doors giving access to the living accommodation, three of the six bedrooms and a ground floor shower room. Both principal reception rooms have a double aspect with bi-fold doors opening onto the beautiful gardens and contemporary pelmet lighting. The drawing room features a modern ceiling mounted, 'swivel' wood-burner. The ground floor living accommodation has zoned under-floor heating, fired by a gas central heating system, with a pressurised hot water tank providing hot water. Double doors open into the dining room, which is partly open plan to the superb kitchen/breakfast room; fitted with an extensive range of high gloss modern units, with granite work surfaces over. Integrated appliances include a Miele coffee machine, two ovens, a steam oven and instant hot water tap, with further appliances including a built-in food

warmer and a Maytag fridge freezer. A matching central island unit incorporates a breakfast bar and inset induction hob. Bi-fold doors from here open onto the garden and the elevated terrace. The adjacent utility room includes a Miele dishwasher, an additional fridge and a washing machine. From the dining room there is also access to the indoor pool room, comprising an indoor heated swimming pool with Porcelainosa tiled surround, concealed dehumidifier and shower cubicle. Three sets of bi-fold doors again open onto the raised terrace and gardens creating a wonderful entertaining area. Three of the six bedrooms are located on the ground floor, two of which have modern en-suites. Bedroom four has access to the garden whilst bedrooms five and six both benefit from fitted wardrobes, with access to the adjoining orangery; with tiled floors and bi-fold doors to the garden.

The first-floor landing features a glass walkway and an open plan seating area, with a window overlooking the garden. There are three bedrooms located on the first floor; the impressive master bedroom has the benefit of two en-suites - one of which is a shower room, the other a bathroom - each with quality fittings and porcelanosa tiling. The bedroom features a range of built in wardrobes and bi-fold doors opening onto a balcony, offering a delightful view of the garden. Bedrooms two and three also offer quality en-suites.

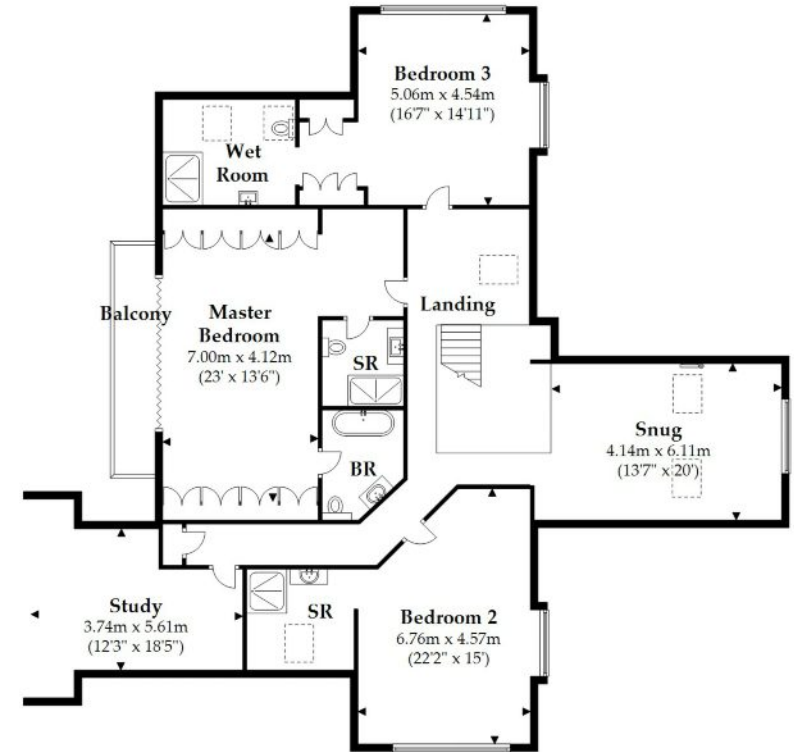
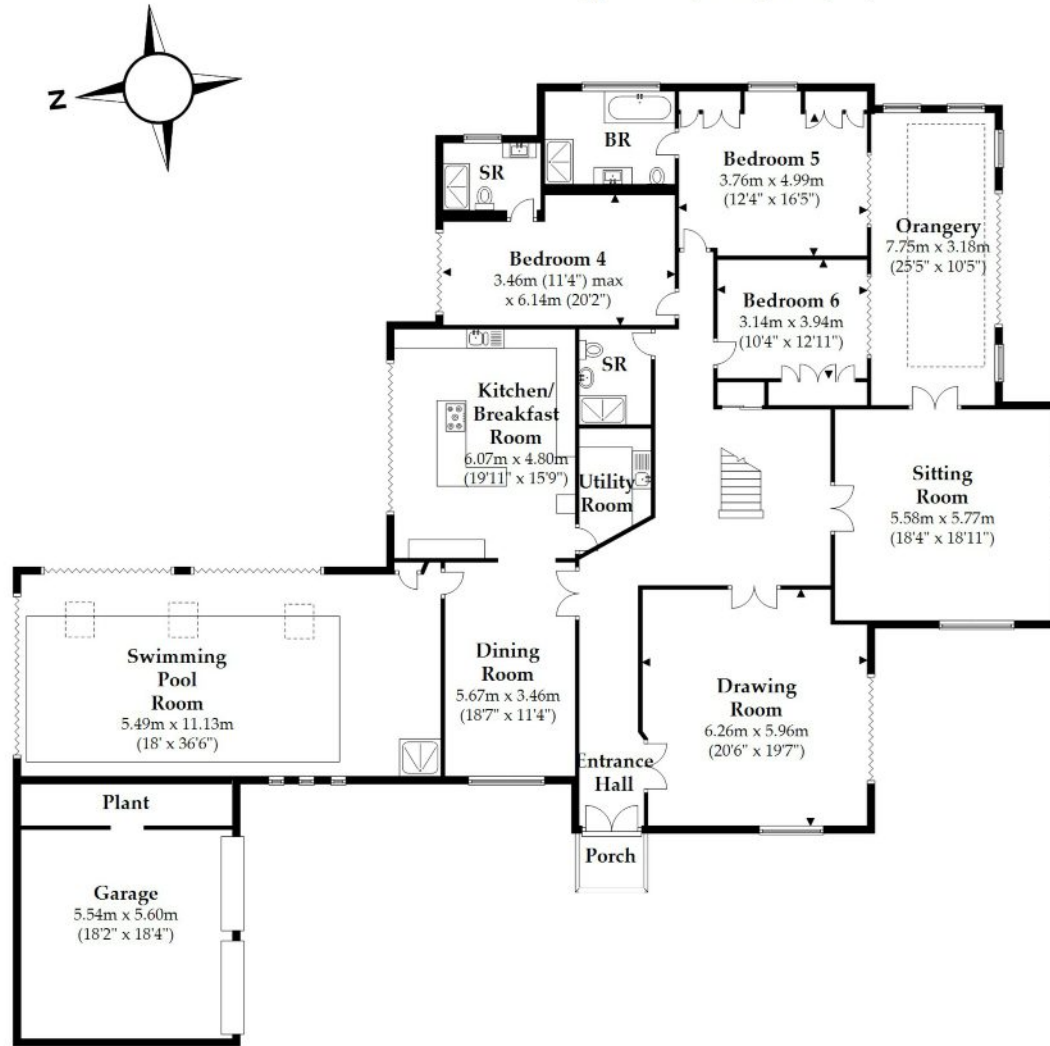
FLOOR PLAN

Ground Floor

Approx. 372.2 sq. metres (4006.6 sq. feet)

First Floor

Approx. 210.0 sq. metres (2260.5 sq. feet)



LJT SURVEYING Total area: approx. 582.2 sq. metres (6267.1 sq. feet)

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



The beautiful gardens lie to either side and the rear of the house and consist of extensive lawns.

Grounds & Gardens

To the front of the property is a large resin drive providing ample parking. The integral garage has twin remote controlled doors and a section internally housing the plant equipment. The beautiful gardens lie to either side and the rear of the house and consist of extensive lawns which are bordered by mature hedges and trees, providing much privacy. To one side of the property adjacent to the living rooms, is a composite Millboard

decking area which overlooks the lawn towards the attractive pond, with a further adjacent seating area. To the other side/rear of the property adjoining the pool room and kitchen is a raised paved terrace, with steps down to a sunken seating area complete with a lava rock firepit. The gardens further include various outbuildings, external lighting, power and water.

Services

Council Tax Band: F
Mains Electric, Gas and Water
Gas Fired Central Heating System
Private Drainage System
Energy Performance Rating: B Current: 84 Potential: 84



Avon Castle is known as an up market private residential area offering the feeling of seclusion and privacy

The Situation

Avon Castle is an exclusive residential area set in the beautiful Avon Valley which borders the charming market town of Ringwood. Still home to the stunning castle, today Avon Castle is known as an up market private residential area where many of the mid-20th century properties have been replaced with substantial

architect designed homes. The exquisite location is accessed along an established Rhododendron lined drive, offering the feeling of seclusion and privacy, yet is conveniently situated just two miles west of Ringwood with excellent road links.

Directions

From Ringwood join the A31 heading west. Immediately after the petrol station, take the slip road signposted to Verwood/Matchams, and then turn left before the flyover into Hurn Lane. After half a mile turn left into Avon Castle Drive, and after a short distance turn left again into The Close; the property can be found a little further along on your left hand side.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 for 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.



The Local Area

This old market town is positioned on the edge of the New Forest, yet is just a short drive from the coast. It is an increasingly popular destination for home hunters having undergone a re-identification; the old cattle market has been transformed into a stylish shopping quarter with names such as Aga, Hobbs, Joules, Waitrose and Waterstones, and a programme of events that includes live music and farmers' markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, a new artisan bakery, and a variety of decent eateries such as Framptons and V&G's Italian Restaurant.

Families are attracted by the sense of community, superb infant and junior schools, and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted). There is a wide range of property from thatched cottages, through Victorian and Edwardian villas to tree-lined closes of homes. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both with their airports are easily accessible.

Points Of Interest

As the crow flies:

David Lloyd	0.9 miles
Ringwood Town Centre	1.1 miles
Waitrose	1.2 miles
Ringwood School & 6th Form	1.5 miles
Moors Valley Country Park	2.5 miles
Picket Post A31	3.4 miles
Hurn Airport	3.9 miles
Ferndown Golf Course	4.1 miles
Bournemouth Hospital (A&E)	5.8 miles
Bournemouth Train Station	7.7 miles
Mudford Quay	7.8 miles
Sandbanks Ferry	12.1 miles



For more information or to arrange a viewing please contact us:

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