



Avon Castle, Ringwood, Hampshire

SPENCERS
NEW FOREST





An exceptional new home, finished to the highest standard with quality fixtures and fittings throughout. Occupying a superior riverside location.

The Property

An exceptional new home, occupying an exclusive and superior riverside location in this most sought after private estate. A superb example of contemporary design, this individual property is finished to the highest standard with quality fixtures and fittings throughout. Floor to ceiling windows offer spectacular views across the river and Avon Valley with the property having the benefit of fishing rights. The grounds have been carefully created with entertaining and relaxing in mind, landscaped to make the most of the tranquil setting.

This innovative home comprises modern features throughout, including a heat recovery and ventilation system, Control 4 home automation system, zoned mood lighting, powder coated aluminium windows and doors and under floor heating.

The hall features a vaulted ceiling and floor to ceiling windows overlooking the gardens and river, creating a most impressive entrance. The hall gives access to the living accommodation, cloakroom and cloaks cupboard and is finished with Porcelain tiles which continue through to the kitchen/family/dining room; this spectacular room, designed by Kitchen Elegance, is fitted with a modern Leich kitchen with quality Quartz work-surfaces. The matching island unit incorporates a Walnut breakfast bar, Miele induction hob and pop up extractor whilst further integrated appliances include a double electric oven, combination oven, Miele coffee machine, large Siemens fridge and freezer and Miele

dishwasher. The kitchen area is open plan to the dining and living areas, which are partly separated by a Decoflame gas fire. Sliding doors stretch the length of the living and dining room to take full advantage of the beautiful far reaching views, opening onto the extensive rear terrace and gardens - ideal for entertaining. Leading off the kitchen area is a utility room and useful walk-in larder. The spacious double height living room with mezzanine above, features floor to ceiling windows, also with sliding doors to the rear terrace. Included within the ground floor accommodation is a media room/office, featuring a glass wall to the front aspect and built in cupboard housing the entertainment/control system. A glass and oak staircase rises to the first floor accommodation, comprising: five bedrooms - each with a dressing area/room and quality fitted en-suite, with Grohe fittings and stylish tiling; a mezzanine sitting area overlooking the river and Avon Valley; and a laundry room which houses the airing and linen cupboards with space for appliances. The luxurious master bedroom features a vaulted ceiling and a glass wall with doors opening onto a balcony, offering breath-taking river views. The en-suite is finished with Porcelain tiles and comprises a freestanding bath with shower attachment, walk in shower cubicle with rainwater shower and separate hand held shower attachment, WC, twin vanity sink unit, heated towel rail and a large inset mirror. Adjacent is a large walk-in fitted dressing room.



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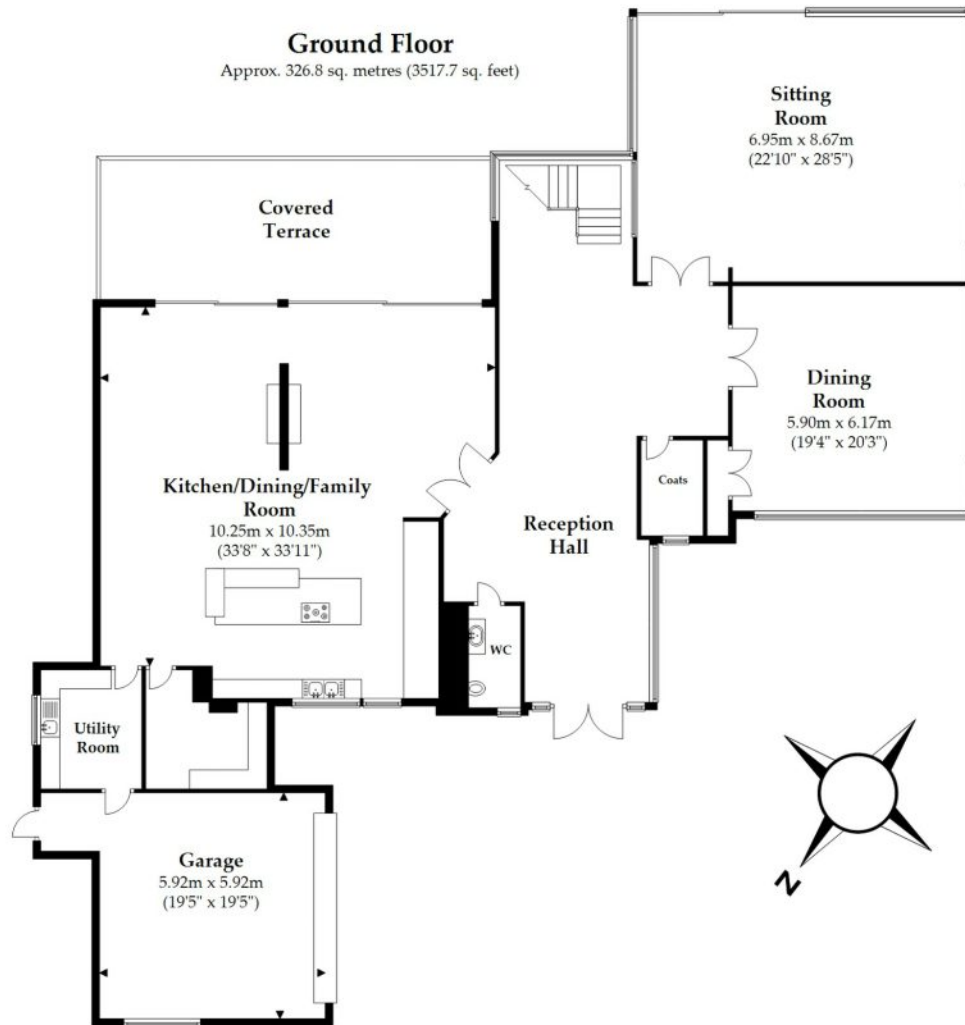


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FLOOR PLAN



Note: Covered Terrace and Balcony are not included in the floor area calculations

Total area: approx. 579.2 sq. metres (6234.7 sq. feet)  **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











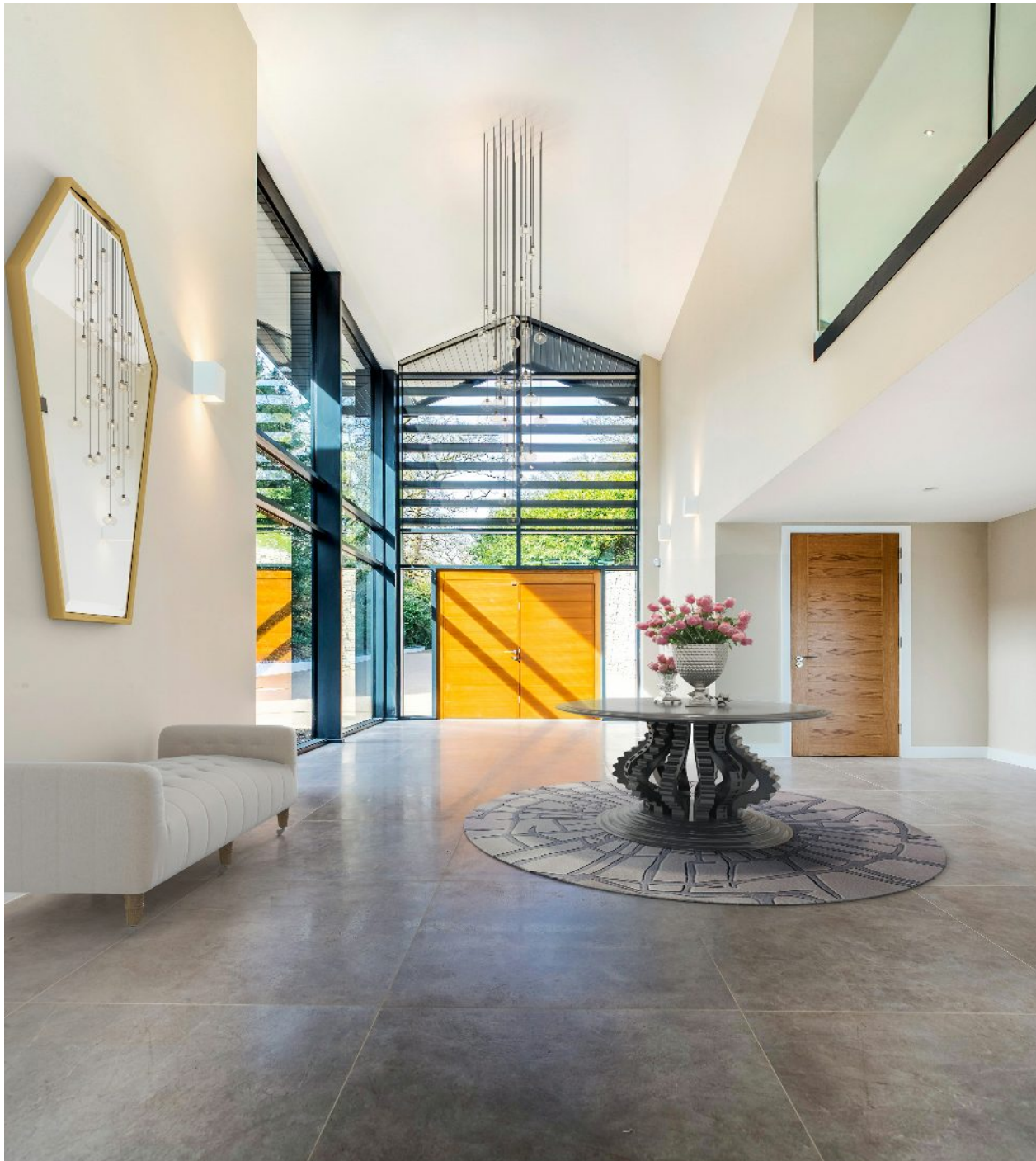
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Grounds & Gardens

The property is approached through electric gates to a sweeping resin drive, which leads to the large parking area and integral double garage, with large electric door and housing the heating/ventilation units.

The gardens have been carefully landscaped and compliment the house perfectly, comprising a raised terrace adjacent to the rear

of the house and a further decked seating area overlooking the stunning Avon Valley, with attractive slate clad steps down to the lawn and river bank. To one side of the garden is a delightful oak framed gazebo, perfect for evening drinks by the river.



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 one and a half miles west of Ringwood with excellent road links.

Directions

Services

Council Tax Band: TBC

Gas Central Heating

Mains Water & Electric

Mains Drainage

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.



Ringwood is an historic market town located on the edge of the New Forest National Park.

The Local Area

Ringwood is an historic market town located on the edge of the New Forest National Park, within a short drive of the coast, Bournemouth and other attractive market towns. Ringwood town provides an excellent selection of shops, restaurants and cafes within the original high street and market place and more recently developed Furlong, offering the best of both independent businesses and stores including Waitrose, Aga, Hobbs, Gerry Weber, Crew and Joules. The quality of amenities reflects the prosperity of the area, including a

highly rated secondary school and sixth form. 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. Major roads provide easy access to London, the Jurassic Coast and international airports.

Points Of Interest

As the crow flies

David Lloyd	1.0 miles
Ringwood Town Centre	1.1 miles
Ringwood School and 6th Form	1.5 miles
Moors Valley Country Park	2.5 miles
Bournemouth Airport	4.0 miles
Ferndown Golf Course	4.0 miles
Bournemouth Hospital	6.0 miles
Mudford Quay	8.0 miles



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

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