



Avon Castle, Ringwood, Hampshire

SPENCERS
NEW FOREST





An impressive 5,000 sq ft residence offering modern living accommodation throughout.

The Property

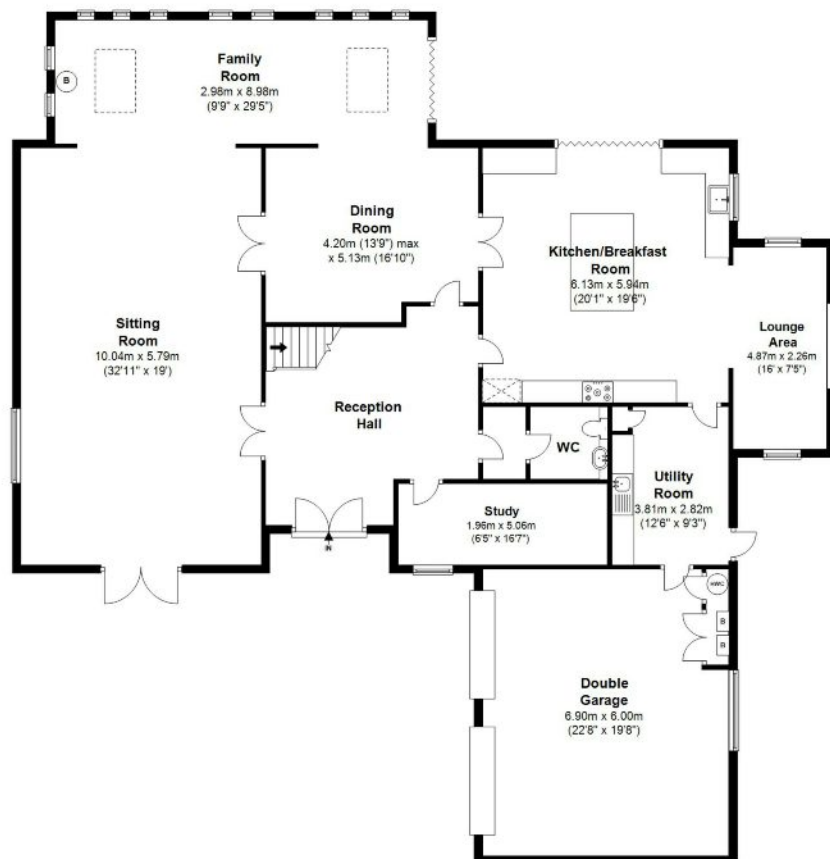
An impressive 5,000 sq. ft. property situated in the exclusive Avon Castle in the picturesque Avon Valley. Built approximately 15 years ago, this individual five bedroom, five bathroom residence offers modern living accommodation throughout, including a superb family room which is open plan to both reception rooms - creating a wonderful space ideal for entertaining. The grounds are also a particular feature of the property, having been beautifully landscaped and extending to 0.8 of an acre.

The spacious entrance hall is finished with attractive Travertine tiled flooring and gives access to the cloakroom/WC and the living accommodation, with oak internal doors. The ground floor accommodation has underfloor heating. Double doors open into the bright double aspect sitting room, with French doors opening onto the front. This room is partly open plan to the family room - which offers beautiful views of the gardens, with a wood burning stove, bi-fold doors opening onto the terrace and roof lanterns - which in turn is open to the good-sized dining room; a well-thought out layout ideal for entertaining. The dining room gives access to the kitchen/breakfast room, which is fitted with quality custom built, solid wood units with granite work-surfaces and a matching island unit incorporating a microwave and breakfast bar. Appliances include; an 'Amana' fridge/freezer, a range style cooker with extractor above, an integrated dishwasher and inset sink with 'Quooker' instant boiled water. There are windows to the side aspect in addition two arched windows in the kitchen/lounge area, with French doors opening onto the terrace and garden - providing lots of natural light and lovely views of the gardens. Also included within the ground floor accommodation is an office with an aspect to the front. The large first floor landing is particularly spacious and is currently used as a further lounge area, with double doors opening onto a balcony overlooking the front garden. The impressive master bedroom has a dressing area with built in wardrobes in addition to a separate dressing room with further storage. The contemporary en-suite bathroom comprises a luxury suite, including a freestanding bath with shower attachment, twin vanity sink units mounted on a stylishly tiled wall with light-up mirrors above, WC, and a walk in oversized shower area with rainwater shower and a separate hand-held shower. There are four further double bedrooms, each with a modern en-suite shower room or bathroom. Bedrooms two and four also feature a balcony - both of which overlook the front garden.

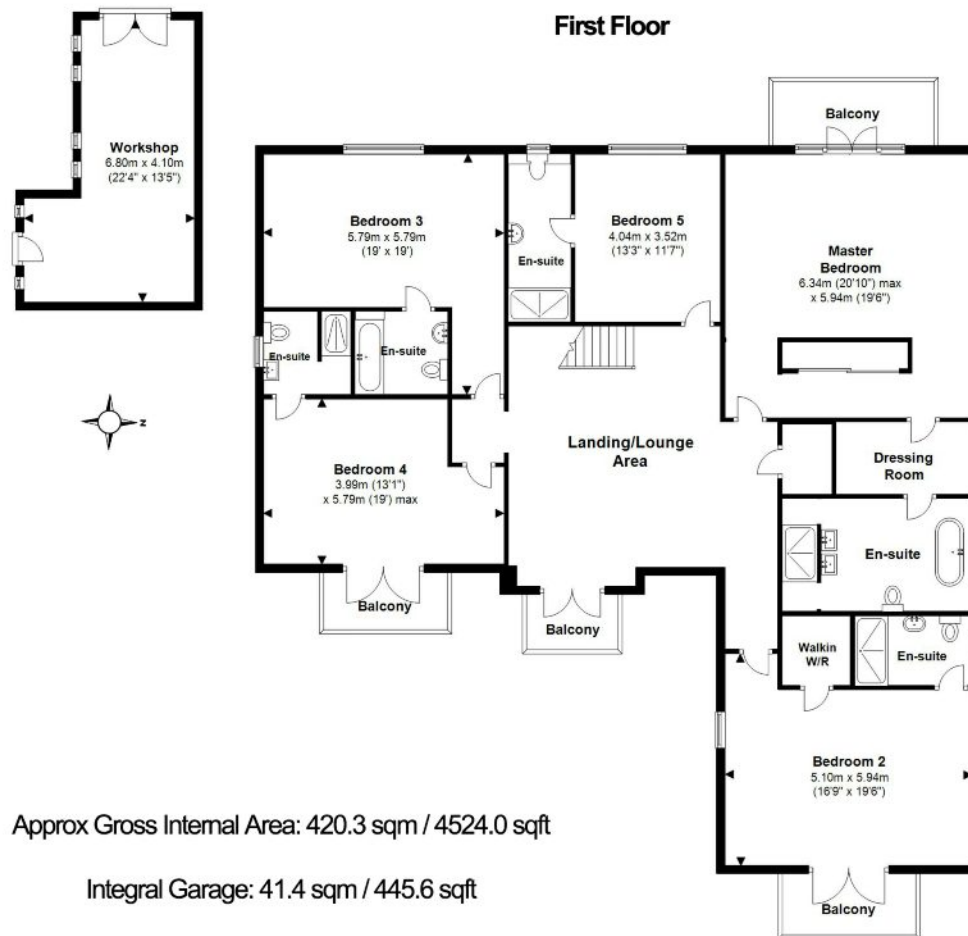


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Area: 420.3 sqm / 4524.0 sqft

Integral Garage: 41.4 sqm / 445.6 sqft

Outbuilding: 20.5 sqm / 220.7 sqft

Total Approx Gross Area: 482.2 sqm / 5190.3 sqft



“

The grounds are a particular feature of the property, having been beautifully landscaped and extending to 0.8 of an acre.

Grounds & Gardens

Electric gates which are linked to an entry-phone system, open into the paved drive, bordered by flower beds and mature shrubs, and providing parking for several vehicles. The large integral double garage has twin electric roller doors, resin floor and led lighting. The gardens have been beautifully landscaped and are arranged on two levels. Immediately adjacent to the rear of the house is an attractive sandstone terrace with steps up to a further paved seating area, bordered by well stocked raised flower beds. Sleeper steps lead to the upper tier, which is mainly lawned, with a stunning rockery waterfall which cascades down to a lower level pond. Mature trees and hedging to the boundaries provide much privacy and there is extensive exterior lighting illuminating the house, driveway, waterfall and gardens. A further area of garden to the side of the property comprises a substantial wooden studio/workshop with power and light.

Services

Energy Efficiency Rating: C Current 73 Potential 80

All main services are attached to the property

Council Tax Band G



3



5



5



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

Directions

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

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. Major roads provide easy access to London, the Jurassic Coast and international airports.

Ringwood town provides an excellent selection of shopping, restaurants and cafes in the original high street and more recently developed quarter, 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. Proximity to extensive forested areas, lakes and coastline provides ready access to a wide range of outdoor pursuits, activities and local facilities including David Lloyd Leisure Centre, New Forest Water Park and Ferndown Golf Club.





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

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com