



Avon Castle, Ringwood, Hampshire

SPENCERS
NEW FOREST





A charming and beautifully presented 1950's, architect designed residence with potential to enlarge (stpp).

The Property

In a stunning location on the Avon Castle estate with direct river frontage and far reaching valley views, this charming and beautifully presented 1950's detached three/four bedroom property offers a rare and delightful opportunity to purchase an individual property with potential to enlarge (stpp). The grounds extend to some 1.75 acres and offer exceptional views, privacy and fine landscaping.

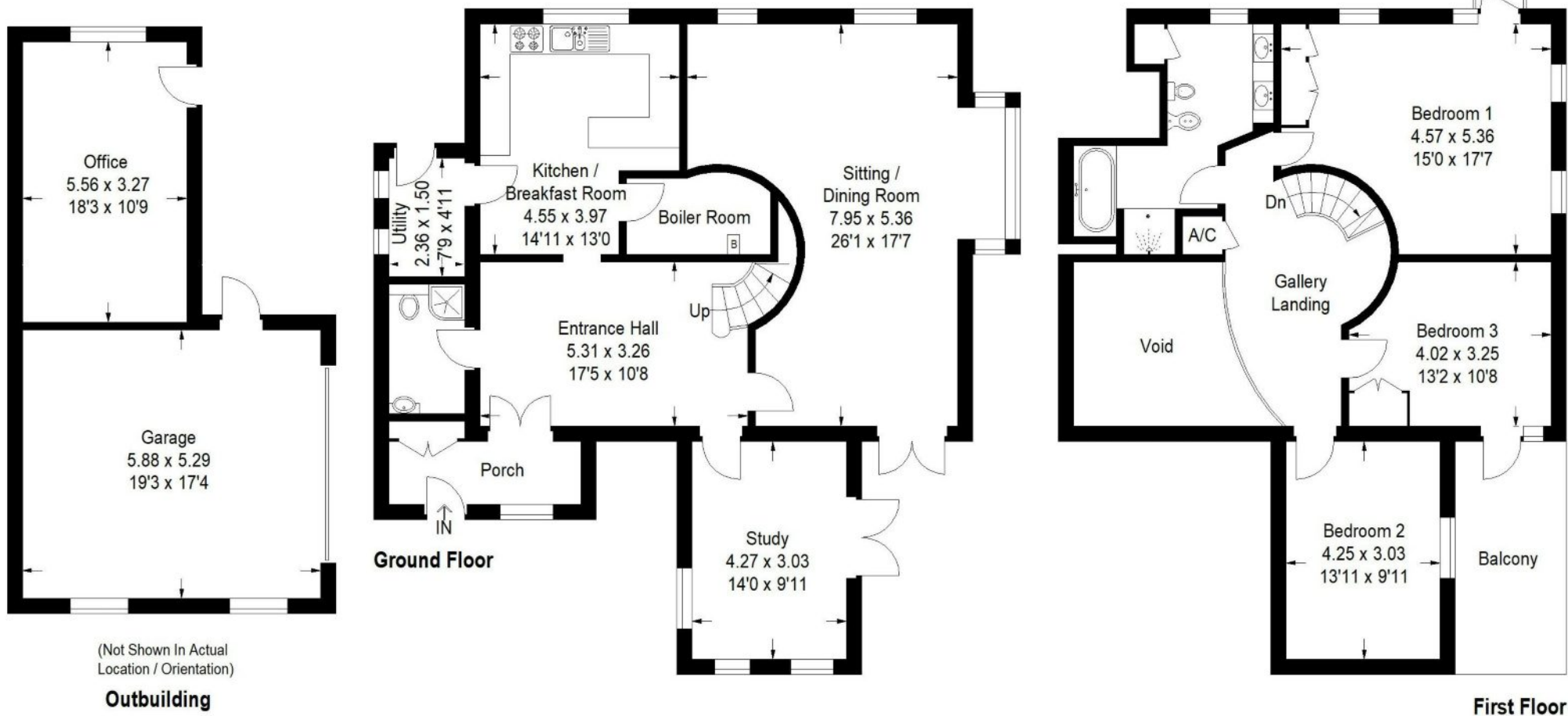
This distinctive architect designed residence is approached by a sweeping driveway. The oak front door and entrance vestibule lead to the fine full height hall which features a fabulous curved staircase leading to the galleried first floor landing. From this spacious entrance hall there is access to the triple aspect 26ft living room which has a full height picture window framing the garden and valley view and a large square bay window in addition to patio doors opening onto the rear patio for outside dining. The living room incorporates a dining area, and a second sitting area with open fire. This is in addition to the light and bright study/bedroom 4, which also has double doors opening onto the rear terrace. There is a very useful ground floor shower room which serves as cloakroom and guest shower room. The kitchen/breakfast room has an extensive range of Smallbone high quality units on three walls and incorporates a breakfast table and bench. There is generous worktop space with inset hob, many cupboards and drawers under and an integrated dishwasher, together with matching wall mounted units and a full height unit for the double oven. Directly over the sink is a window giving breathtaking garden views towards the Avon valley. From the kitchen there is a useful utility room with outside door.

On the first floor the superb galleried landing offers access to the three double bedrooms including the master bedroom which has windows to two elevations including an oriel window with fine valley views, and built in wardrobes. Bedroom 2 is to the front of the property and bedroom 3 has built in wardrobe space and a door onto the balcony. There is a large feature family bathroom with matching twin sinks, bath and separate shower.



FLOOR PLAN

Approximate Gross Internal Area
 (Excluding Void)
 181.9 sq m / 1958 sq ft
 Outbuilding = 50.5 sq m / 544 sq ft
 Total = 232.4 sq m / 2502 sq ft





The grounds extend to some to 1.75 acres and offer exceptional views, privacy and fine landscaping.

Grounds & Gardens

Outside the property is approached via electric gates to the driveway which offers ample parking and a detached double garage with attached 18ft office. The gardens are superb and are beautifully stocked with mature shrubs and trees within a landscaped setting which has been designed to look beautiful from the house, and to provide lovely sitting and strolling areas to enjoy the views. The landscaping incorporates a feature Japanese Garden with fish pond and an area to sit and enjoy in quiet contemplation. There is also a swimming pool (not in use). Paths lead to the lower lawn which offers river frontage of about 170ft with fishing and boating rights on the River Avon. In total we understand the grounds extend to some 1.75 acres.



Services

Energy Efficiency Rating: E Current 33 Potential 43
All main services are attached to the property
Council Tax Band G





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:

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