

HOME OF DISTINCTION



Avon Castle

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**Brook House  
Avon Castle Drive  
Avon Castle, Ringwood  
BH24 2BE**

A MODERN 4 BEDROOM FAMILY HOME IN THE SOUGHT AFTER AREA OF AVON CASTLE

- 4 Double bedrooms, 3 with ensembles
  - Generous sitting room
- Open plan kitchen/dining room
  - Utility room • Study
- Indoor Pool & Leisure Complex
  - Games Room
- Double Garage • Landscaped Gardens
- Gas central heating • UPVC Double glazing  
(Ref: 438549)

**O.I.E.O £900,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**The Property:**

This spacious and impressive family home offers over 4100sq ft. of accommodation and is situated within the prestigious district of Avon Castle. Constructed approximately 11 years ago on behalf of the present owner and completed to an exceptional standard with high quality fittings throughout.

Avon Castle is situated upon the Southern side of the historic market town of Ringwood which offers both Waitrose & Sainsbury supermarkets, together with a comprehensive range of other shops and restaurants. Further facilities include a historic weekly market, the David Lloyd Leisure Centre, both Doctor and Dental surgeries and highly regarded schools for all ages.

The accommodation is accessed via the impressive entrance hall which features oak flooring and offers a turned staircase to the first floor. Glazed doors give access to the large sitting room which has feature window to the front aspect with additional window and glazed French doors overlooking the secluded garden. The sitting room also features log effect gas fire.

The kitchen dining room is also accessed via glazed door and is well appointed with an extensive range of fitted wall and floor units together with a range of integrated appliances to include oven, dishwasher and 5 ring gas hob with extractor over and is complimented by double aspect dining area whilst the granite breakfast bar offers an additional area for informal dining. Double opening doors offer direct access onto the adjacent patio and garden.



Further ground floor accommodation includes a study and cloakroom off of the entrance hallway as well as a large utility room and second ground floor cloakroom.

The Inner hall offers access to the swimming pool and Spa complex which features a particularly impressive glazed vaulted ceiling as well as under floor heating. In addition to the in-set resistance pool is a luxurious hot tub, together with sauna and separate shower facilities.

To the first floor is a spacious landing. The master bedroom which benefits from feature bay window to the front also has a luxuriously appointed ensuite wet room. Bedrooms 2 and 3 also feature ensuite shower facilities whilst bedroom 4 enjoys a dual aspect window with garden view and is served by the family bathroom.

Externally the property is approached via block paviour driveway offering off road parking for numerous vehicles and offers access to the integral double garage with electric up and over door.

The gardens are principally laid to lawn and enjoy a high degree of privacy with mature shrub borders. This is further complemented by a large patio to the rear of the dwelling.



Reception Hall	6.43m (21'1) x 4.95m (16'3) max
Sitting Room	6.58m (21'7) x 4.93m (16'2) Plus Bay
Kitchen/Diner	10.17m (33'4) x 3.28m (10'9)
Utility Room	3.16m (10'4) x 2.67m (8'9)
Study	3.43m (11'3) x 2.77m (9'1)
Leisure Complex	9.22m (30'3) Plus Recess x 5.32m (17'5)
Sauna Room	2.68m (8'10) x 2.2m (7'3)
Pump Room	2.25m (7'5) x 2.2m (7'3)
Double Garage	5.85m (19'2) x 5.78m (19')

Master Bedroom	6.58m (21'7) x 4.96m (16'3)
Master en suite	2.7m (8'10) x 2m (6'7)
Bedroom 2	4.09m (13'5) x 3.6m (11'10)
En Suite	2.35m (7'9) max x 1.44m (4'9)
Bedroom 3	3.8m (12'6) x 3.28m (10'9)
En Suite	2.35m (7'9) x 2.27m (7'5)
Bedroom 4	3.76m (12'4) x 3.25m (10'8)
Bathroom	2.57m (8'5) x 2.26m (7'5)
Dressing Room	4.38m (14'4) x 2.62m (8'7)
Games Room	8.14m (26'8) x 3.75m (12'4)



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
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Brochure prepared by Alison Kemp

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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