



Mount Farm Ringwood

£4,000 PCM

Four bedroom detached house located at the edge of the open forest, this spacious detached home offers approx. 3,144 sq. ft. of accommodation over three floors. The property is well-designed for comfortable living and enjoys far-reaching views, generous gardens, and direct access to countryside walks and bridleways. Holding deposit: £923 Security deposit: £4615 Council tax band: G



- Peaceful Forest Edge Location • Forest Access • Well Presented • Beautiful Outlook • Well Fitted Kitchen With Integrated Appliances • 2 En Suites • Triple Access Sitting Room • No garage

A bright entrance hall leads to a double bedroom with fitted wardrobes and an en-suite shower room. The fitted kitchen includes integrated appliances and opens to a spacious dining room, which in turn connects to a triple-aspect sitting room. Both the dining and sitting rooms feature double doors opening onto the elevated terrace.

Three further double bedrooms offer built-in wardrobes and countryside views. Bedroom two benefits from an en-suite shower room; the other bedrooms are served by a modern family bathroom.

WC, and store room. The property includes discreet storage built into eaves and under the ground floor.

Gardens are elevated and well-maintained, with outlooks over pasture and woodland. A front driveway offers off-road parking, while the rear driveway gives access to carport

You will require a holding fee of £923 a security deposit of £4615 and to pass referencing you will need to earn a minimum of £120,000 per annum

ADDITIONAL INFORMATION

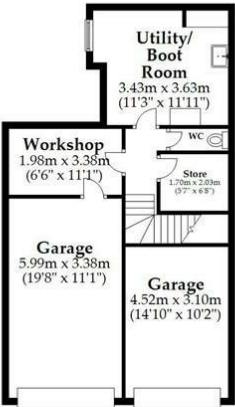
Council tax band: G Furnishing Type: Unfurnished Security Deposit: £4,615 Available From: 15th September 2024



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Lower Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Ground Floor

Main area: approx. 133.2 sq. metres (1434.1 sq. feet)

Plus roof terrace, approx. 22.1 sq. metres (237.7 sq. feet)



First Floor

Approx. 92.5 sq. metres (995.5 sq. feet)



Main area: Approx. 292.1 sq. metres (3143.9 sq. feet)

Plus roof terrace, approx. 22.1 sq. metres (237.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



SPENCERS

LETTINGS

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Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



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