

**AVON GLEN, HURN LANE**

Ringwood | Hampshire | BH24 2AG





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# Guide Price: £1,450,000

Avon Glen is situated just over one mile from Ringwood town centre, with enjoyable walks leading to the Castleman Trailway, across the River Avon and into the Bickerley. Coffee shops and local restaurants can be reached on foot within approximately 15–20 minutes, making the location both convenient and lifestyle-friendly. The property has been carefully reimagined through extensive renovation and extension to create a flexible and welcoming home. Now offering over 3,665 sq ft of accommodation, the layout is generous and adaptable, allowing spaces to evolve easily to suit family life, home working, entertaining, or multi-generational living. A property that truly needs to be seen to appreciate the attention to detail and how effortlessly the space works for everyday living.



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4



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Multiple Vehicles

- Five Double Bedroom Family Home
- Extended and Renovated - Over 3650 SQFT
- Stunning 18ft Vaulted Ceiling within the Kitchen/Dining/Family Room
- Two Spacious Ground Floor Bedrooms
- Primary with Dressing Area and Luxurious En Suite
- Pebble Grey Aluminium Framed Doors and Flush Casement Windows
- Colour Matched Column Radiators - Walk in Pantry -LVT Flooring
- 0.5 Acre South Facing Garden with Outdoor Entertaining Area
- Short Walk to the Castleman Trailway and Ringwood Town Centre

## Entrance Hallway

Entering the property via the Pebble Grey aluminium framed front door, you are immediately greeted with a feeling of space from the vaulted ceiling and light and airiness from the dual height apex window over the front door and glazed side panels. The stairs rise to the galleried landing from here and feature an understairs store cupboard which has lighting within. 'Camero Herringbone' LVT flooring flows beautifully through the hallway, into the study and open plan kitchen/dining/family room. Two further storage cupboards are built in, one is fitted with a rail and shelving for coats and shoes, the other housing the pressurised water tank and is fitted with shelving within for linen. The spacious hallway has ample room for a side console unit and also features two wall hung column radiators and also provides access to the ground floor bedrooms, shower room and WC

and separate sitting room.

## Study

The study is situated off the hallway with a continuation of the herringbone flooring, fitted with a column radiator and has an aspect over the side garden. The perfect work from home space.

## Sitting Room

A partially glazed internal door from the hallway leads into the separate dual aspect sitting room which is located to the rear of the home with views to the side and over the rear garden via the French doors and glazed side windows. The sitting room is bright and spacious with ample room for two sofa suites, freestanding furniture, there are provisions for a wall mounted T.V and also features a wall mounted column radiator.

## Kitchen/Dining /Family Room

Partially glazed double doors from

the hallway open into the kitchen/dining/family room which is the hub of the property. The vaulted ceiling is approx 18ft in height and features pendant lighting which has been designed to provide separation through the open plan space dropping down over the kitchen, dining and sitting area. Four metre bi-folding doors open directly out to the garden and seating area with an apex window above, ensuring the outside flows seamlessly within. The kitchen itself has been fitted with a range of floor wall mounted shaker style units with Quartz stone worksurfaces and pencil round finishes, upstands and window sill with a bi-folding window opening onto the side garden and outside breakfast bar, perfectly positioned for entertaining. Other features include a walk in pantry with built in shelving, multiple power sockets and lighting, with a continued Quartz countertop, two mid height Neff hide and slide ovens, 'NikolaTesla' Alpha Venting Induction hob, full height integral

Bosch fridge, large pan drawers and cutlery drawer with an additional larder style cupboard and a bespoke Antique glass/drinks cabinet with glazed doors, slide out trays and integral lighting within. The central island is also finished with a Quartz stone and is approx 4.5m in length with an overhang to provide a breakfast bar and space for stools. The island is fitted with additional storage cupboards, integral Bosch dishwasher and undercounter freezer, dual zone wine cooler and an inset 'Schock basin' with gold fittings and brushed gold 'Fohen Focettie' 3in1 instant boiling water tap. A media wall provides a focal point to the family area with ample space for two sofa suites and there is space for six/eight seater dining table and chairs. Herringbone LVT flooring continues throughout the space and the column radiators have been colour matched to the pebble grey flush casement windows and doors.

## Utility Room

An opening from the kitchen leads into the utility room which has been fitted with matching floor and wall units and Quartz worksurface with an inset 'Thomas Denby' butler style sink with a brushed gold mixer hose tap over, also featuring a built in bench seat with an Oak top and a flush casement UPVC personnel glazed door and window to the side, which leads to the side garden. Appliances include an integral washing machine and a corner cupboard houses the Worcester Bosch boiler.

## Ground Floor Bedroom 4 and En Suite

Located to the front aspect. A spacious and comfortable ground floor bedroom which benefits from a bank of fitted wardrobes with built in rails, shelving and drawers and part mirrored sliding doors, column radiator and there is ample

room for a king or queen size bed with fitted, wall hung, bedside tables and wall lights over. The en suite shower room is laid with Herringbone LVT flooring and comprises a walking shower with reeded glass screen, 'Laufen Marbond' shower tray, enclosed tiled walls, 'Drench Noir' matt black rainfall showerhead and separate attachment with mixer valves, wall hung matt white rimless WC with soft close seat and black flush, matt black full height electric towel rail and a wall hung vanity unit with slate effect surface with matt white countertop mounted, 'Drench harbour Grace', wash hand basin with a matt black mixer tap over.

### Ground Floor Bedroom 5

Another spacious ground floor bedroom with ample room for a king size bed and freestanding furniture, fitted with a column radiator and has views to the front aspect.

### Ground Floor Shower Room and WC

The ground floor shower and cloakroom comprises a low-level matt white, back to wall, rimless WC with soft close seat, walk-in shower enclosure with a 'Laufen Marbond' shower tray and brushed brass, dual outlet, wall mounted Thermostatic mixer rainfall showerhead with separate handheld 'Arissa' shower, enclosed with tiled walls and a brushed brass 8mm glass shower door, full height brush gold electric towel rail, wall hung vanity unit with a curved, matt finish, countertop 'Drench Harbour' wash hand basin with an 'Arissa' brushed gold mixer tap over and tiled splashback, illuminated mirror and opaque window to the side.

### Galleried Landing

From the entrance hallway the stairs rise to the galleried landing which has painted hardwood hand rails and newel posts with an

embedded glazed balustrade providing an open aspect over the vaulted entrance and apex window to the front and rear. The landing provides access to all three first floor bedrooms and the family bathroom.

### Bedroom 1, Dressing Area and En Suite

The primary bedroom suite has an aspect over the rear garden with ample room for a super king size bed and freestanding furniture. The bedroom has been fitted with two column radiators, has provisions for a wall mounted T.V and an opening leads into the dressing area which has a Velux roof light and a bank of built in, floor to ceiling wardrobes to both sides, with built in lighting, rails and pull out shelving. An internal door from the dressing area leads into the fully tiled en suite shower room which has electric underfloor heating and comprises a walk in 'Laufen Marbond' shower tray with reeded glass screen, 'Lusso Luxe' brushed gold dual outlet, thermostatic, rainfall shower

head and fixed handheld attachment with mixer valves and recessed shower niche, 'Lusso Senza' wall hung, rimless, matt white WC with brushed gold flush plate, wall hung vanity unit with 'Lusso Luxe' countertop basin, with a fixed brush gold tap and mixer valve over, illuminated mirror over and a full height brushed gold electric towel rail and sensor controlled low level lighting.

### Bedroom 2

Bedroom two is located in the front aspect, another spacious double bedroom featuring a column radiator and benefiting from a built in wardrobe with shelving, railing and power within.

### Bedroom 3

Bedroom three has an aspect over the side garden, also being double in size and featuring a low-level wall mounted column radiator. There is once again, ample space for a king-size bed and freestanding furniture.

### Family Bathroom

The family bathroom is fitted with a large walk-in shower enclosure with a reeded glass shower screen, 'Laufen Marbond' shower tray with a 'Lusso Luxe' matt black, dual outlet, wall mounted thermostatic valves with a rainfall showerhead and separate handheld attachment, enclosed with herringbone tiling, 'Lusso Senza' wall hung rimless matt white WC, with a matt black flush plate and enclosed bespoke cabinetry surround, wall hung vanity unit with twin 'Lusso Picasso' countertop stone wash hand basins with 'Lusso Luxe' matt black wall mounted mixer taps and valves over, with a herringbone metro tile splashback and illuminated sliding mirrors over with inbuilt shelving, freestanding 'Lusso Picasso' stone bath with matt black mixer tap, thermostatic valve and separate handheld shower attachment, twin matt black full height, twin electric towels rails, sensor controlled low level lighting and finished with stone effect Amtico LVT flooring.



### **Externally**

A privately owned lane provides access to the property via a sweeping driveway which is enclosed with a brick wall and shrub borders. The shingled driveway provides off road parking for multiple vehicles and there is access to both sides of the property and the detached garage.

The property is situated on a mature and secluded south facing plot which is approaching 0.5 acre. The landscaped rear garden enjoys a seating area which located directly off the kitchen, family room and bi-folding doors and is enclosed with an oak sleeper wall and seating with decorative pebble stones which lead around to the side garden which has a raised composite 'Millboard' deck, enclosed with slatted fencing. A perfect space for outdoor entertaining and alfresco dining, linking perfectly with bi-fold kitchen window and outdoor bar area. Oak steps lead up to a shingled pathway which leads around the upper garden which is mainly laid to lawn, with established trees and shrub borders and a garden shed is located in the far corner.

### **Location**

The property is situated approximately 1 mile from Ringwood town centre and is located on the outskirts of the highly sort after area of Avon Castle. Hurn Lane is set within the Avon Valley and is just a short distance from the popular and bustling market town of Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and is a 'stone's throw' from the popular Moor Valley Country Park.

\*Viewing is highly recommended to appreciate the attention to detail, style and design within this wonderful home\*

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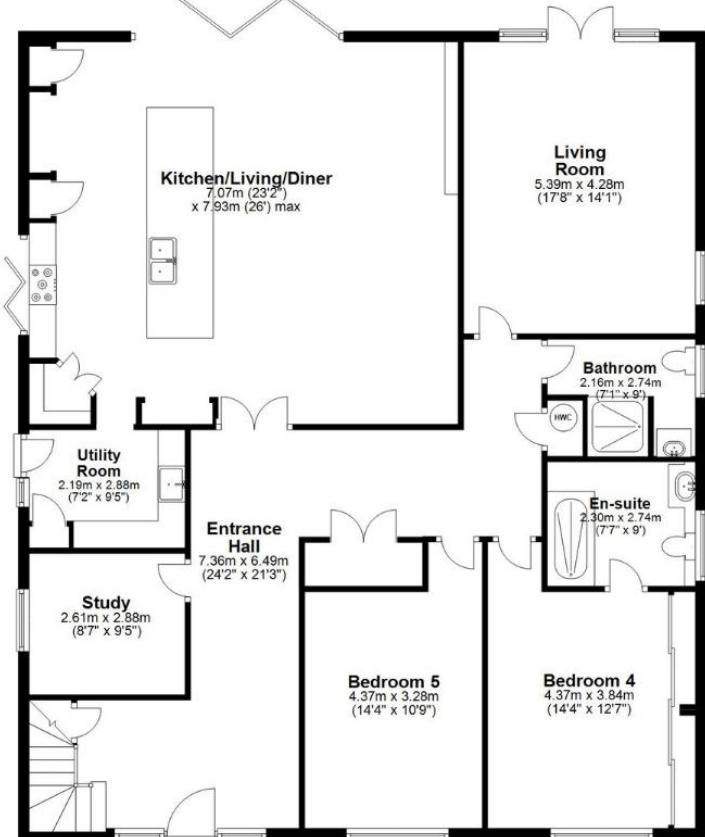
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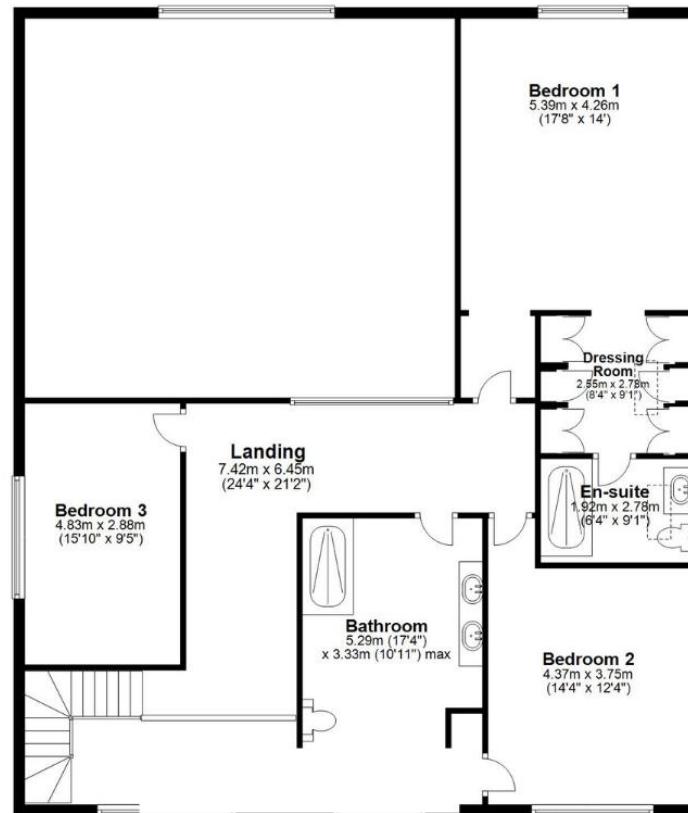


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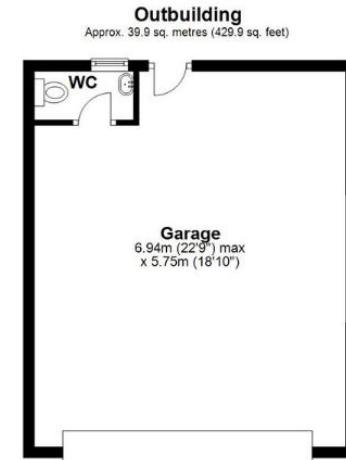




GROUND FLOOR



FIRST FLOOR



**HURN LANE**  
**RINGWOOD**  
**BH24**



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APPROXIMATE AREAS

GROUND FLOOR AREA	1928 SQ FT
FIRST FLOOR AREA	1308 SQ FT
TOTAL FLOOR AREA	3666 SQ FT

COUNCIL TAX F

EPC RATING C

APPROXIMATE UTILITY COSTS

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.