FELLS
NEW FOREST



Avon View Cottages

Wattons Lane, Ringwood, BH24 2DG

3 double bedrooms

Open plan living

Garages & workshop

Extensive parking

1,055 sq ft

Approx. 0.55 acres

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AT A GLANCE

Space, privacy and versatility

Set within approximately 0.55 acres of beautifully established wraparound grounds, this charming detached home offers a rare blend of privacy, versatility and lifestyle appeal. From the moment you arrive through the timber gates and onto the generous driveway, there is an immediate sense of space and freedom, with ample parking for multiple vehicles alongside dedicated areas ideal for a boat, caravan or motorhome.

- Approximately 0.55 acre plot
- Three double bedroom detached home
- Open plan living and dining room
- Modern kitchen with quartz worktops and range cooker
- Utility room with additional WC
- Extensive driveway with parking for multiple vehicles
- Space for caravan, motorhome or boat storage
- Substantial timber barn style workshop with power and lighting
- Timber chalet with power, lighting and WC
- Raised swimming pool and hot tub entertaining area
- Wraparound gardens overlooking trees and heathland beyond





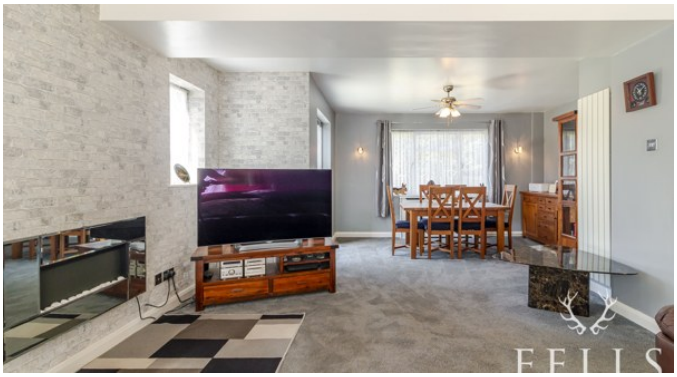
LOUNGE & DINING

Space to relax and entertain



Stepping inside, the entrance hall provides space for coats and shoes, with the staircase rising to the first floor and doors leading to the principal ground floor accommodation.

The open plan living and dining room is a beautifully light filled space designed for both relaxed family living and entertaining. With windows to the front and rear overlooking the gardens, alongside French doors opening onto a side patio beneath a polycarbonate pergola, the room enjoys a seamless connection with the outdoors. The dining area offers ample space for a table and chairs and benefits from a picture window framing views across the side garden.





THE KITCHEN

A modern kitchen and utility room



The kitchen has been thoughtfully fitted with a modern range of handleless base level cupboards and drawers with matching wall hung cabinets, all complemented by quartz worktops. A Belling range style cooker with five ring gas hob and extractor above forms the centrepiece, whilst integrated appliances include a dishwasher alongside space occupied by an American style fridge freezer. A ceramic one and a half bowl sink with drainer sits beneath a rear aspect window, with additional side and rear windows bringing in natural light throughout the day. A half glazed door leads directly out to the rear garden, whilst an internal door opens into the utility room.

The utility room provides further practicality with space for freestanding appliances including a washing machine and tumble dryer. There is also a vanity unit with basin, corner WC, chrome heated towel rail, loft hatch, high level storage cupboard, rear aspect opaque window and Velux skylight.





UPSTAIRS

Three double bedrooms and a shower room



Upstairs, the first floor landing leads to all three double bedrooms, the family shower room and two useful storage cupboards, one housing the pressurised hot water cylinder with slatted shelving. Access to the loft space is also provided from the landing.

Bedroom one enjoys a peaceful position overlooking the rear garden and benefits from double aspect side and rear windows alongside a built in storage cupboard and plenty of space for additional wardrobes.

Bedroom two is another generous double room with double aspect side and rear windows enjoying lovely garden views.

Bedroom three is also a double bedroom and features a built in storage cupboard alongside space for wardrobes and double aspect front and side windows overlooking the surrounding grounds.

The family shower room is fully tiled and fitted with a large walk in shower enclosure with thermostatic rainfall style shower, vanity unit with basin, WC, chrome heated towel rail and rear aspect opaque window.







THE SETTING

Living in Wattons Lane, Matchams

Wattons Lane enjoys a highly desirable setting in Matchams, combining a sense of space and countryside living with excellent connectivity. Surrounded by woodland, heathland and open countryside, the area is particularly popular with those who enjoy an outdoor lifestyle, with the Castleman Trailway, Moors Valley Country Park and the New Forest National Park all within easy reach.

Ringwood town centre is just a short drive away and offers an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. Bournemouth, Christchurch and the award winning Dorset coastline are also easily accessible, providing the perfect balance between country and coastal living.

For commuters, the A31 provides convenient access to Southampton, Winchester and London, whilst mainline rail services can be found at Bournemouth and Southampton Parkway. For international travel, Bournemouth Airport is approximately 10 miles away, with Southampton Airport also within comfortable reach.



THE PLOT & OUTBUILDINGS

Space for hobbies, storage and more



The grounds are a particular highlight and create a lifestyle rarely found. Alongside the substantial parking areas are a range of highly versatile outbuildings including a substantial timber garage and a brick built garage with power, lighting and up and over door. Beyond this is an additional storage area with further timber shed and oil tank.

A superb timber barn style workshop provides exceptional versatility and would suit a wide range of uses from vehicle storage and workshop space through to hobbies or business use. The building benefits from power, lighting, concrete flooring and two large sets of double doors.





THE GARDENS

Wraparound grounds and outdoor living



The gardens themselves wrap around the property beautifully, with extensive lawns, mature planting and paved patios positioned to enjoy different aspects throughout the day. A large timber chalet with power, lighting and its own toilet room offers further flexibility for hobbies, entertaining or home working.

Adjacent to the chalet is an aluminium pergola sheltering a large hot tub surrounded by timber decking, creating a wonderful entertaining space. The rear garden enjoys a delightful outlook across established trees and heathland beyond, adding to the peaceful setting. To the side, a patio beneath a pergola provides another wonderful seating area, whilst the front garden incorporates a further expanse of lawn alongside a raised decked entertaining area and raised swimming pool.

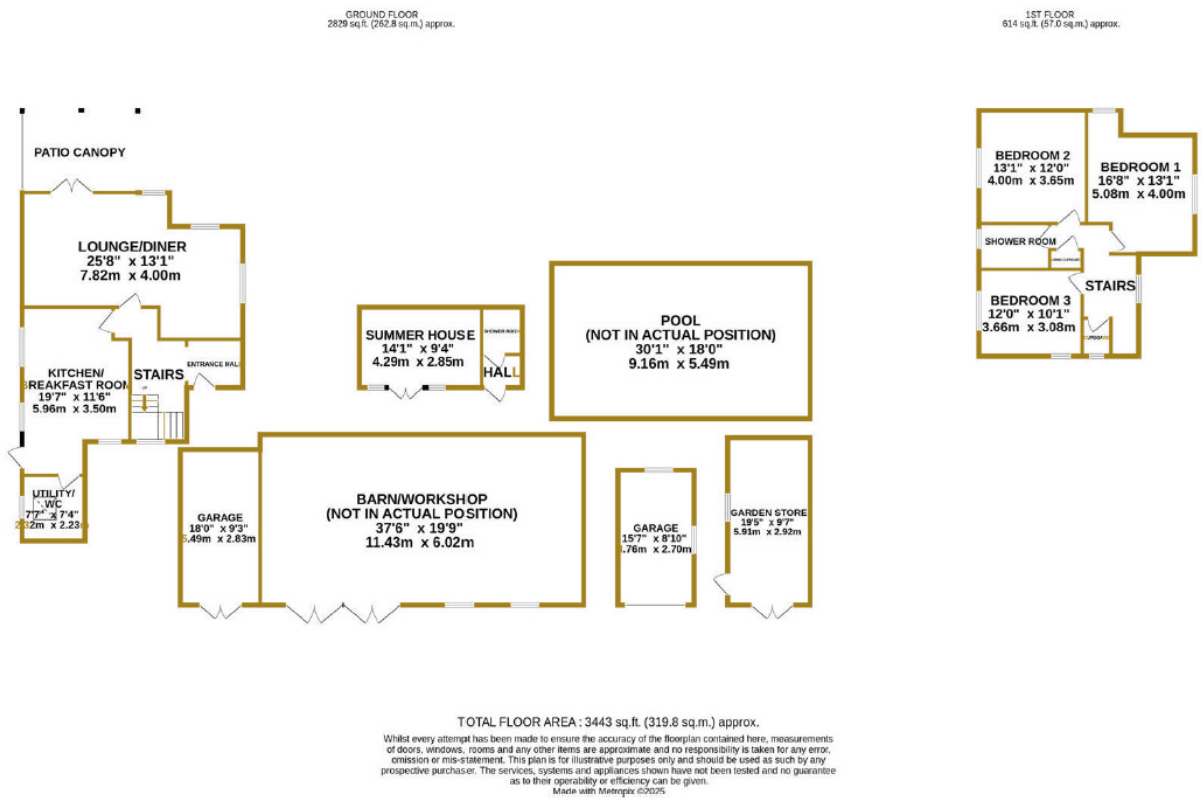
This is a property that offers far more than simply a home. With its generous plot, extensive outbuildings and exceptional outdoor lifestyle spaces, it presents a rare opportunity for those seeking space, privacy and versatility in equal measure.





THE LAYOUT

Explore the floor plan



Important information: These particulars are a guide and do not form part of a contract. Floor plans and measurements are approximate and not to scale. Services, appliances and installations have not been tested by Fells. Buyers should verify matters important to their purchase with their solicitor and appropriate professional advisers.

BUYER INFORMATION

Useful links for your next move

Explore the property, research the area and plan your purchase. Click a gold button to open the relevant website.

Property Information Report

Further information about this home and its location.

Open property report >

reports.fellsnewforest.co.uk

Stamp Duty calculator

Use HMRC's calculator to estimate your Stamp Duty Land Tax.

Calculate Stamp Duty >

tax.service.gov.uk/calculate-stamp-duty-land-tax/

New Forest District Council

Council Tax, planning and local services for the New Forest district.

Visit New Forest Council >

newforest.gov.uk

Ringwood Town Council

Explore local events, parks, community facilities and town information.

Discover Ringwood >

ringwood.gov.uk

Ringwood area guide

Discover local shops, places to eat, walks and things to do in and around Ringwood.

Explore Ringwood >

thenewforest.co.uk | Ringwood

New Forest National Park

Explore walking, cycling and visitor information for the New Forest.

Explore the New Forest >

newforestnpa.gov.uk/visiting

Schools & Ofsted

Find inspection reports for schools and childcare providers.

Explore Ofsted reports >

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Broadband & mobile

Use Ofcom's checkers to explore broadband availability and mobile coverage.

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Council and planning responsibilities vary by address. Please confirm school admissions with the relevant authority and Stamp Duty with your conveyancer. Online checks support your research; your solicitor and surveyor can advise on the property itself.

Anti-money laundering checks

Fells New Forest Property is required to carry out anti-money laundering identity checks on all buyers through our secure third-party service. A non-refundable fee applies per person and will be confirmed before payment is requested.

FELLS
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Come and take a closer look

To arrange your viewing or find out more about Avon View Cottages, speak to Quentin or Dan.



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Book a Viewing

Book a Valuation

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The Property Ombudsman