

18 College Road

Ringwood, BH24 1NX

SPENCERS







A handsome and characterful late Victorian / early Edwardian semi-detached home, enviably positioned on College Road, one of central Ringwood's most sought-after addresses. Offered for sale for the first time in 65 years, this charming period property features three double bedrooms, three versatile reception rooms, generous proportions, high ceilings and an abundance of natural light.

The Property

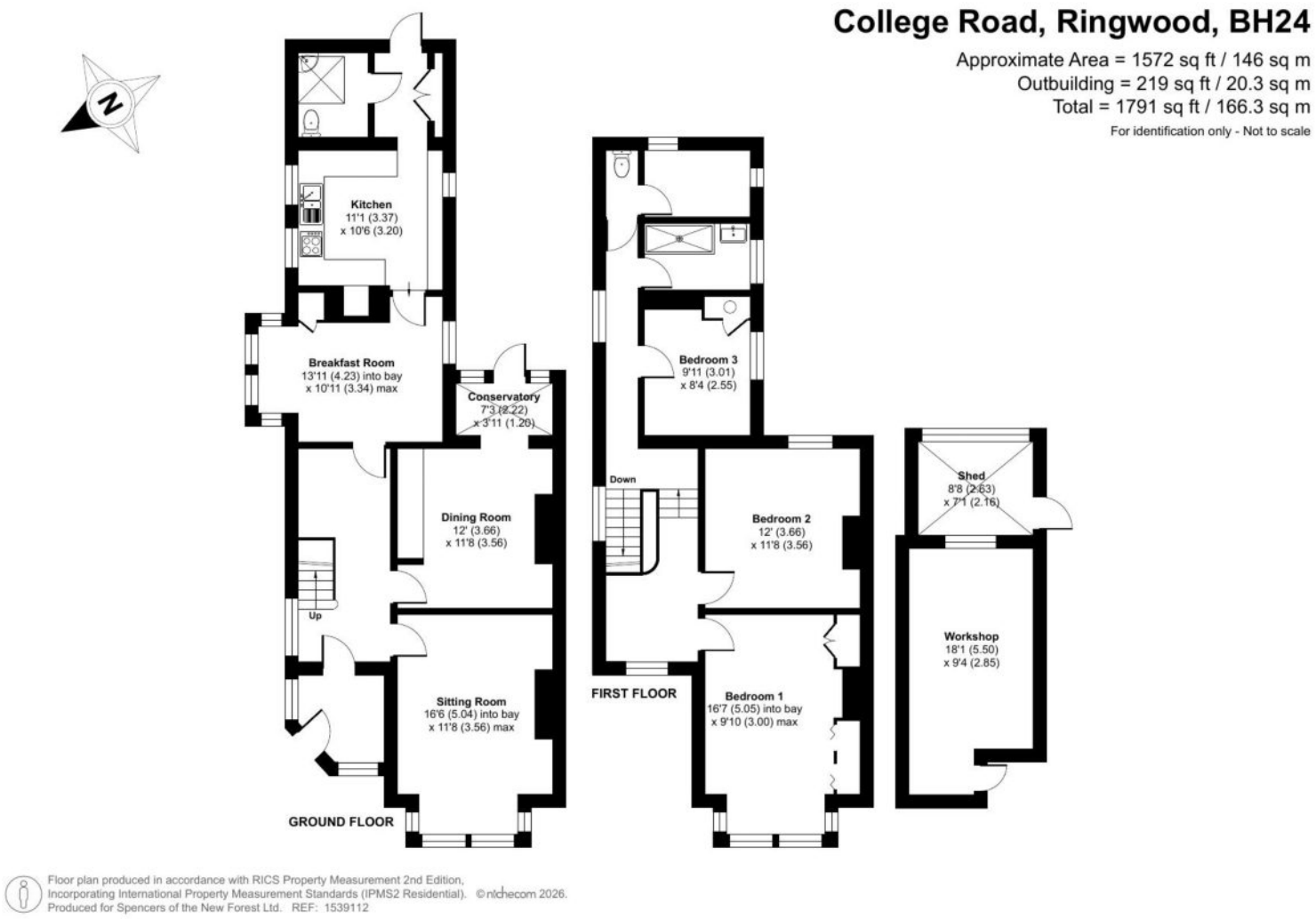
The accommodation begins with a part-glazed entrance porch, leading to an impressive timber front door which opens into an elegant entrance hall. This immediately establishes the character of the property, with a traditional period staircase rising to the first floor, a large window to the side elevation flooding the hallway with natural light and useful understairs storage space.

The principal sitting room is a particularly attractive reception space, centred around a feature fireplace with stone surround and inset wood-burning stove. A beautiful box bay window to the front elevation, incorporating original sash windows with secondary glazing, provides an attractive focal point whilst allowing plenty of natural light to enter. The second reception room offers excellent versatility and has most recently been used as a ground floor bedroom, although it has previously served as a library, study and play-room. This is complemented by a glazed garden room, with double-glazed doors opening directly onto the adjoining terrace.

£650,000

3 3 1

FLOOR PLAN



Important Information

Spencers Property 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 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 fitments, 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.











Further benefits include a private south-facing garden, useful outbuildings and driveway parking. Situated along a peaceful private no-through road, yet within easy walking distance of the town centre, schools and amenities, this is a rare opportunity to acquire a beautiful period home with exceptional charm and potential.

The Property Continued…

A further well-proportioned, dual-aspect dining room benefits from built-in storage and leads through to the kitchen. The kitchen is fitted with a range of wall and floor-mounted units, tiled splashbacks, a one-and-a-half bowl stainless steel sink and drainer, and ample space for freestanding appliances. Additional features include a floor-mounted gas boiler, external water softener and distinctive colourful tiled flooring, which continues through into the rear lobby.

The rear lobby provides access to a useful utility and wet room, fitted with a shower, WC, wash hand basin and plumbing for washing appliances. A further door opens onto the covered rear terrace and garden beyond.

An elegant staircase rises to the first-floor landing, which enjoys a dual-aspect outlook and provides useful additional space, ideal for a small reading area or desk. The principal bedroom is an impressive front-facing room, overlooking the attractive front garden and featuring a charming box bay window and fitted bedroom furniture. The second bedroom is another generous double, enjoying a double-glazed window to the rear, whilst the third bedroom is a further double room, slightly smaller in proportion, with a double-glazed window to the side elevation. The first floor is completed by a separate shower room, fitted with a walk-in tiled shower cubicle and vanity wash hand basin, together with a window to the side, and a separate WC. There is also a particularly useful dual-aspect hobbies or sewing room positioned to the rear of the property, providing additional flexibility for those working from home or requiring a dedicated creative space.





Outside

The property occupies a particularly appealing position along a private no-through road, providing a peaceful residential setting away from passing traffic. Residents contribute approximately £100 towards the shared road fund.

To the front, a private driveway provides valuable off-road parking, alongside an area of lawn immediately in front of the property. Double gates to the side provide access through to the rear garden and outbuildings.

The rear garden is a particularly attractive feature, enjoying a southerly aspect and a good degree of privacy. Immediately adjoining the house is a covered terrace, providing an excellent space for outdoor dining and entertaining. Beyond, the garden extends to a lawned area, complemented by an established and colourful variety of shrubs, planting and mature hedging.

A further feature is the collection of useful outbuildings, comprising a versatile workshop, potting shed and two additional timber garden sheds, offering excellent storage and potential for a variety of hobbies and gardening pursuits.

Additional Information

Energy Performance Rating: E Current: 54 Potential: 73
Council Tax Band: E
Tenure: Freehold

Property Construction: Traditional brick and block with slate tiles on the roof

Services: Mains gas, electric, water and drainage connected
Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1800 Mbps is available at this property (Ofcom)

Parking: Private driveway and garage

Agents Note: The property has had a small extension housing a downstairs bathroom approximately 30 years ago.





The Situation

College Road is widely regarded as one of Ringwood's most desirable residential addresses, characterised by its attractive period homes, established gardens and convenient central location. The property enjoys a particularly peaceful position along a private no-through road, yet is within easy walking distance of Ringwood's historic market town centre.

Ringwood offers an excellent range of independent shops, cafés, restaurants, traditional public houses and supermarkets, together with a weekly market and a variety of everyday amenities. The town is particularly well served by an excellent choice of schooling, including Ringwood Church of England Infant School, Ringwood Junior School, Poulner Infant and Junior Schools and the highly regarded St Ives Primary and Nursery School. For older pupils, Ringwood School Academy provides secondary education and sixth form facilities.

The surrounding New Forest National Park and the beautiful Avon Valley provide an abundance of opportunities for walking, cycling and outdoor pursuits. For commuters, the A31 provides convenient road connections towards Bournemouth, Southampton and the wider motorway network, with mainline rail services available from nearby stations including Hinton Admiral and Bournemouth.

This is a genuinely rare opportunity to acquire a characterful period home in an outstanding central Ringwood location, offered for sale for the first time in 65 years and providing a wonderful combination of traditional architecture, generous accommodation, established gardens and exciting future potential.

Property Video

Point your camera at the QR code below to view our professionally produced video.



For more information or to arrange a viewing please contact us:
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