

The Coach House

1 Anna Lane, Avon, Christchurch, BH23 7BH

SPENCERS



The Coach House

1 ANNA LANE • AVON

An individual 18th-century coach house, believed to have historic links with the nearby Tyrrells Ford Estate, occupying a secluded position within gated grounds extending to approximately 2 acres. The principal residence offers just under 3,000 sq ft of characterful accommodation, complemented by two self-contained holiday rentals, each with its own private courtyard and hot tub, and a range of additional outbuildings. Exposed brickwork, vaulted ceilings, handsome fireplaces and a superb open-plan kitchen combine with versatile living space to create a distinctive home in the peaceful hamlet of Avon, on the edge of the Avon Valley and New Forest National Park, within easy reach of Christchurch and Ringwood.

Ground Floor

Entrance Hall • Kitchen/Breakfast Room • Utility Room • Dining Room • Sitting Room • WC

First Floor

Landing • Bedroom One with En Suite • Bedroom Two • Bedroom Three • Shower Room

Two Self-Contained Holiday Rentals

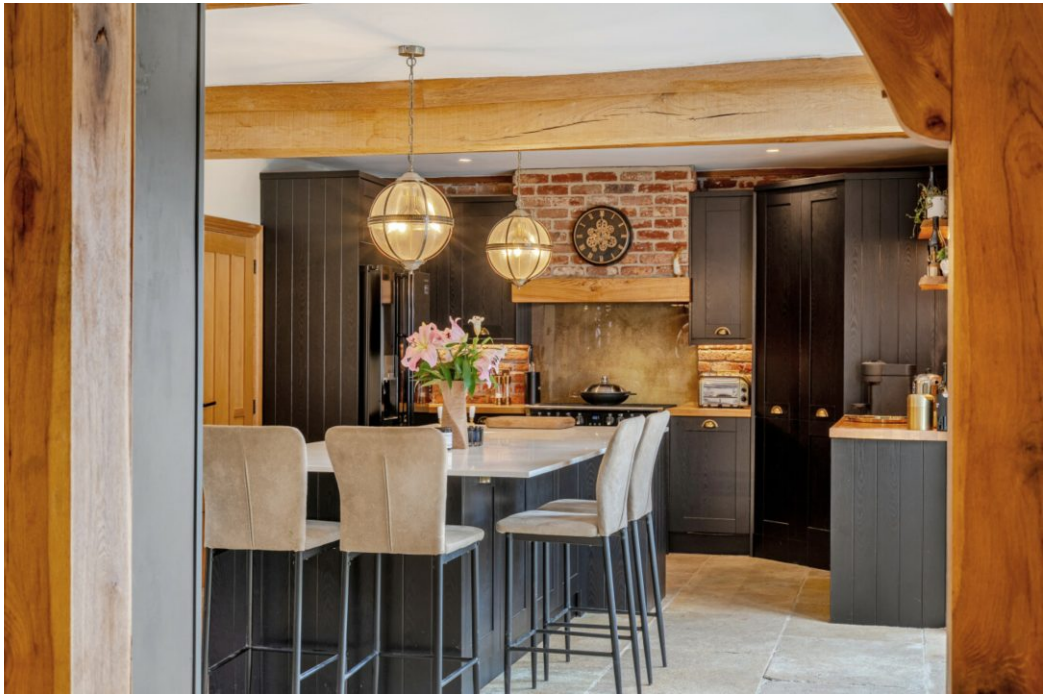
Double Mezzanine Bedroom • Open Plan Kitchen /Sitting Room • Shower Room • Courtyard • Hot Tub

£1,700,000

5 3 4







The Property

Approached through electrically operated gates, the property enjoys a private setting within its established grounds. The principal residence retains a wealth of period character, with generous proportions and a range of appealing architectural features.

The entrance hall welcomes you with paved limestone flooring, part-panelled walls and an impressive two-way fireplace. A magnificent wood burner provides a focal point, bringing warmth and atmosphere to both the hall and adjoining sitting room. The hall also incorporates a formal dining area, providing a natural setting for entertaining. Traditional-style radiators throughout complement the home's character.

The dual-aspect sitting room benefits from plenty of natural light, with exposed brickwork and wood-effect flooring adding texture and warmth. The shared fireplace creates a natural focal point, while doors open onto the garden terrace, connecting the reception space with the grounds beyond.

The kitchen is well suited to both everyday living and entertaining, with a comprehensive range of painted wall and floor units complemented by oak work surfaces. A substantial central island incorporates a contrasting, single-piece quartz worktop and breakfast bar, providing additional preparation space and informal seating. Integrated appliances sit alongside a range cooker with extractor hood above, while a useful larder store and distinctive inverted cartwheel-style wine rack provide further practical and decorative features. Limestone flooring continues from the entrance hall, maintaining a consistent finish across the principal ground-floor spaces.

Leading from the kitchen, a rear lobby incorporates a boiler cupboard and an airing cupboard housing the hot water cylinder. A door opens into a stylish cloakroom, featuring distinctive two-penny flooring, a low-level WC and a copper bowl-style wash hand basin with mixer tap.

The lobby also provides access to a generously proportioned utility room, fitted with a further range of storage cupboards and offering ample space for laundry appliances. A separate door opens directly to the outside, adding to the practicality of the ground-floor layout.

On the first floor, a galleried-style landing provides valuable additional living space, with ample room for a comfortable seating arrangement or reading area. Its proportions allow it to serve as a quiet retreat away from the main reception rooms.

The principal bedroom enjoys a pleasant outlook and benefits from built-in storage and an en-suite shower room. Two further well-proportioned bedrooms offer flexibility for family or guests, served by a contemporary family shower room.







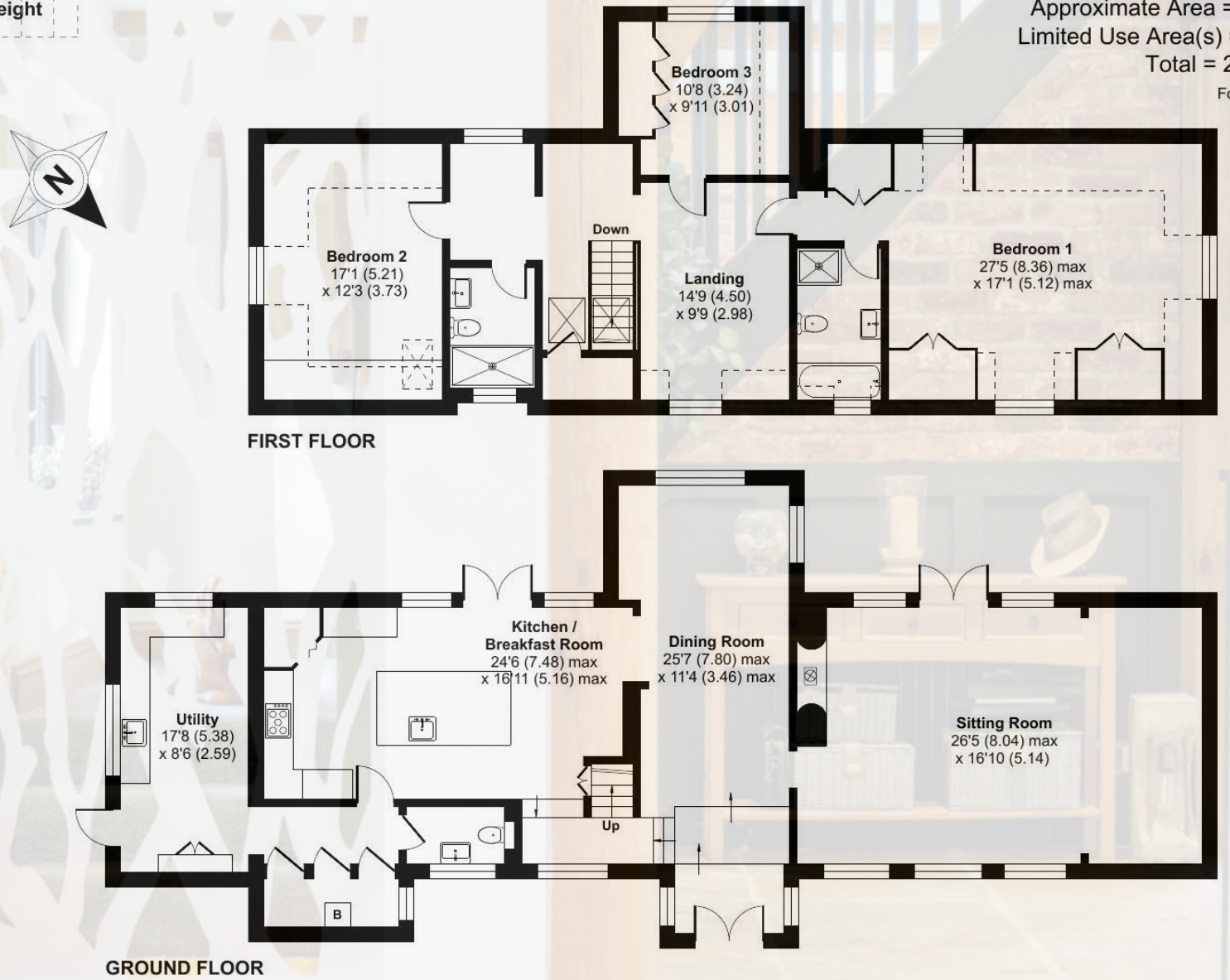


FLOOR PLAN

The Coach House 1 Anna Lane, Avon, Christchurch, BH23 7BH

Approximate Area = 2326 sq ft / 216 sq m
Limited Use Area(s) = 209 sq ft / 19.4 sq m
Total = 2535 sq ft / 235.4 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

The grounds extend to approximately 2 acres, providing a private and established setting. Electric gates open onto a generous driveway with ample parking and an EV charging point.

Mature trees, shrubs and established planting provide privacy, while lawned areas and a garden terrace offer space for outdoor dining, entertaining and relaxation.

The property also benefits from a single garage and a selection of additional outbuildings, offering useful storage and potential flexibility for a variety of purposes, subject to any necessary consents.

Property Video

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










Shire & Coachmans
Cottage











Holiday Accommodation

Two self-contained holiday rentals provide a valuable additional feature, each with its own private courtyard and hot tub. They offer the opportunity to combine residential living with a potential holiday letting income.

The accommodation may also suit buyers seeking additional space for visiting family and friends, making the overall property particularly versatile.

Situation

The property enjoys a peaceful semi-rural setting in the hamlet of Avon, on the edge of the Avon Valley and New Forest National Park, with beautiful surrounding countryside and opportunities for walking, cycling and outdoor pursuits.

The historic market town of Ringwood is approximately 4 miles away, offering a good selection of independent shops, cafés, restaurants and everyday amenities, alongside its traditional market and the popular Furlong shopping centre. Christchurch, approximately 4.5 miles to the south, provides a further choice of shops, restaurants and leisure facilities, together with its historic Priory, attractive quay and picturesque harbour.

The nearby Dorset coastline offers a choice of beaches and coastal walks, with Mudeford Quay and Avon Beach within convenient driving distance. For commuters, the A31 provides access towards Bournemouth, Southampton and the wider motorway network, while Christchurch railway station offers services towards Bournemouth, Poole and London Waterloo.

Combining a secluded country setting with convenient access to market towns, coastline and transport links, the location offers an appealing balance of rural tranquillity and everyday practicality.





Additional Information

Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: F Current: 36 Potential: 62

Utilities: Mains electricity & water. Private drainage via a septic tank which the property and the two holiday lets have sole use of. The tank is within the boundary of the property

Heating: Gas central heating

Broadband: Cable Broadband - Ultrafast broadband achievable at this property with download speeds of up to 100Mbps (Ofcom).

Parking: Private driveway & garage

Electrical Vehicle (EV) Charging Point: Yes

Important Information

Spencers 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.



For more information or to arrange a viewing please contact us:
A: 42 High Street, Ringwood, Hampshire, BH24 1AG
T: 01425 462600 **E:** ringwood@spencersproperty.co.uk

www.spencersproperty.co.uk