

2, Egmont Drive,

Ringwood, BH24 2BN

SPENCERS



EGMONT DRIVE

RINGWOOD

An impressive five-bedroom contemporary detached residence extending to over 4,000 sq ft, situated in the prestigious location of Avon Castle. Beautifully maintained and finished to a high specification, the property offers spacious accommodation, including an open-plan kitchen and dining area, multiple reception rooms, a study and a ground floor bedroom with en-suite. Further benefits include underfloor heating to the ground floor accommodation, landscaped gardens, ample parking and an attached triple garage.

Ground Floor

Kitchen/Breakfast Room • Sitting Room • Conservatory • Bedroom 5 • Study • Family Bathroom • Two Cloakrooms • Utility Room • Entrance Hall • Garage

First Floor

Principal Bedroom with Dressing Room • Bedroom 2 • Bedroom 3 • Bedroom 4 • Landing • Family Bathroom • Two Shower Rooms • Storage • Balcony

£1,300,000 5 4 4





The Property

The accommodation opens into an enclosed entrance porch, leading through to the welcoming reception hall and the impressive kitchen and dining area, which forms the heart of the home. The kitchen is fitted with an extensive range of quality units, complemented by granite work surfaces and a comprehensive selection of integrated Neff appliances, including a double combination oven, separate steam oven, coffee dispenser, fridge, dishwasher, four-ring hob and wine cooler. A twin sink with waste disposal completes this well-appointed space.

The open-plan dining area provides an ideal setting for both everyday family life and entertaining, with double doors opening directly onto the gardens. Adjoining this space, the conservatory offers an additional reception area, featuring a vaulted ceiling, fitted blinds and porcelain tiled flooring, together with a pleasant outlook over the grounds.

The triple-aspect living room enjoys an abundance of natural light and features concealed ceiling lighting and a stylish inset wood-burning stove, creating a warm and inviting atmosphere. Sliding doors open directly onto the gardens, while a large storage cupboard is currently utilised as a wine store. Double doors lead through to the garden room, which can be enjoyed independently or opened up to create a versatile space for relaxation and entertaining. Further doors provide access to the rear garden terrace, overlooking the peaceful surroundings.

The remaining ground floor accommodation includes a separate utility room with additional storage, a sink with water softener, and space and plumbing for a washing machine and tumble dryer. The gas-fired boiler is discreetly housed within one of the cupboards. A separate WC adds convenience, while the well-appointed study, complete with built-in furniture, provides an ideal space for home working.
The fifth bedroom offers excellent flexibility, featuring a built-in walk-in wardrobe, a contemporary en-suite bathroom and doors opening onto the side garden. A further WC completes the ground floor accommodation.







The Property Continued

A bespoke oak staircase rises to the part-galleried first-floor landing, where a vaulted ceiling and Velux windows enhance the sense of space and introduce additional natural light. The first floor comprises four generous bedrooms, three of which benefit from en-suite facilities, each fitted with luxury Villeroy & Boch bathroom suites.

The impressive master bedroom enjoys a double aspect and incorporates a walk-in dressing room with fitted furniture, alongside a beautifully appointed en-suite bathroom. This features a walk-in shower with concealed LED lighting, a bath tub and elegant porcelain wall and floor tiles.

The guest suite also enjoys a bright double aspect and benefits from its own balcony, providing a private outdoor retreat. The remaining two bedrooms offer further versatility, with the third served by the family bathroom and the fourth currently arranged as a games and hobbies room. A walk-in cupboard within the latter provides useful additional storage.

Property Video

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

















Ground Floor

Approx. 227.9 sq. metres (2453.2 sq. feet)



First Floor

Approx. 162.0 sq. metres (1743.3 sq. feet)



Total area: approx. 389.9 sq. metres (4196.6 sq. feet) LJT Surveying

Plan not to scale and for illustrative purposes only.All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





Outside

The property is approached through double electric gates, opening onto a generous and secure parking area, together with an attached triple garage featuring two electric roller doors. The beautifully landscaped gardens wrap around the house and are arranged over two levels, with sweeping lawns interspersed with established trees, individual plants and attractive flowering borders. An extensive paved terrace adjoins the rear of the property, providing an ideal setting for alfresco dining and outdoor entertaining during the summer months. Enjoying a sunny aspect and a high degree of privacy, the gardens are enclosed by mature hedging and have been thoughtfully designed for ease of maintenance. A garden shed provides useful additional storage.

Additional Information

Tenure: Freehold
Council Tax: G
Energy Performance Rating: C Current: 69 Potential: 72
Local Authority: Dorset

Heating: Gas Central Heating
Services: All mains services connected
Drainage: Public

Broadband: Speeds of up to 80 Mbps is available at the property (Ofcom).

Mobile signal/coverage: No known issues, buyer to check with their provider.





The Situation

Avon Castle is a highly sought-after private residential enclave, set within the beautiful Avon Valley and bordering the historic market town of Ringwood. Centred around the striking castle from which it takes its name, the area is renowned for its prestigious homes, many thoughtfully redeveloped into substantial architect-designed residences. Approached via an established, rhododendron-lined drive, Avon Castle offers peace, privacy and exclusivity, while remaining just one and a half miles west of Ringwood. Ringwood itself provides an excellent range of independent shops, cafés, restaurants, supermarkets, leisure facilities and well-regarded schools. For commuters, the nearby A338 and A31 offer convenient access to Bournemouth, Christchurch, Salisbury and Southampton, with London reachable in around two hours by road. Bournemouth Airport is also within easy reach, with Southampton, Heathrow and Gatwick airports providing further travel options.

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.



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