

En Route

North Ripley, Christchurch, BH23 8EP

SPENCERS


FRIDAY
AFTERNOON
12:44
P.M.





The Property

A beautifully positioned three-bedroom home in the desirable village of North Ripley, set on a generous plot with stunning views across the surrounding countryside. Offering a peaceful and private setting, the property also presents excellent potential to extend and enhance, subject to the necessary planning permissions (STPP).

• The front door opens into a spacious and formal dining area, seamlessly flowing into a dedicated study space - ideal for home working or quiet reading.

• Double sliding, barn-style doors lead into a light-filled lounge, complete with a charming log burner and a beautiful outlook over the front gardens and the fields beyond.

• A conservatory adjoins the lounge and opens onto a raised terrace - perfect for al fresco dining or enjoying a quiet cup of tea.

• The double-aspect kitchen is fitted with a good range of base, wall, and drawer units, along with an integrated oven and grill, an extractor fan over and space for fridge freezer. Additional features include a useful larder cupboard and ample space for a dining area. There is a side door which opens onto the garden.

• A separate utility room offers ample storage and space for white goods along with space for further kitchen appliances.

• The downstairs family bathroom is fitted with a three-piece suite with bath and shower over.

• Upstairs, bedroom one is generously sized and benefits from a double aspect, along with ample built-in wardrobes providing excellent storage.

• Bedroom two also enjoys a double aspect and benefits from fitted wardrobe space, along with access to a two-piece Jack and Jill shower room. Bedroom three benefits from its own private WC and wash basin.

3 4 2



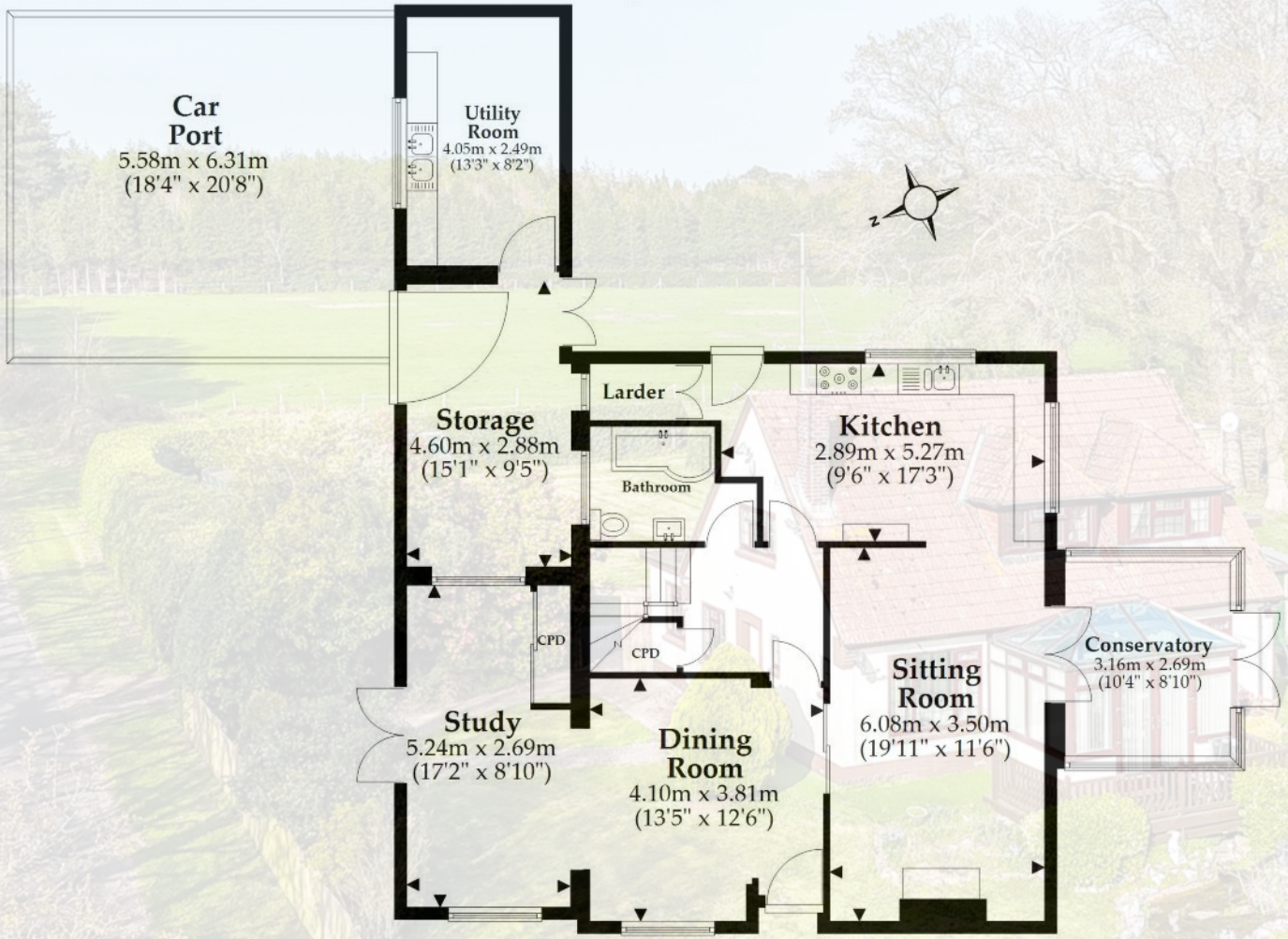
FLOOR PLAN

Ground Floor

Main area: approx. 102.6 sq. metres (1104.2 sq. feet)

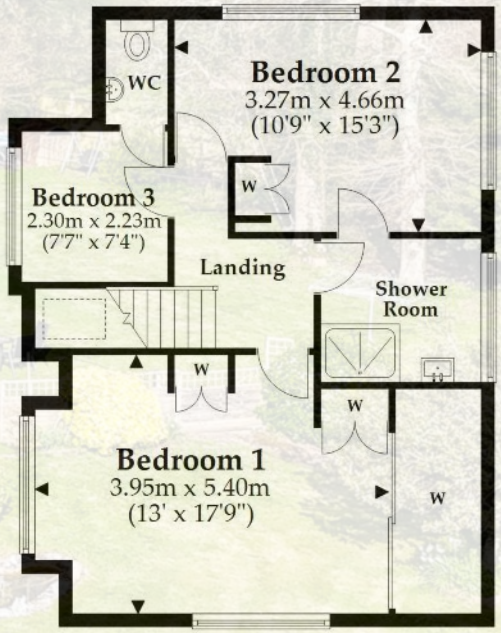
Plus storage, approx. 13.8 sq. metres (148.7 sq. feet)

(excluding Car Port)



First Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



Main area: Approx. 161.9 sq. metres (1742.4 sq. feet)

Plus storage, approx. 13.8 sq. metres (148.7 sq. feet)

This plan is not to scale and is for general guidance only. IJT Surveying Ltd Ringwood















The Situation

The property is set along a quiet road in the highly sought-after hamlet of Ripley, which benefits from a well-regarded primary school. The nearby villages of Bransgore and Sopley offer a range of convenient local shops and amenities. Positioned on the edge of the Avon Valley and open forest, the location sits between the popular coastal town of Christchurch and the historic market town of Ringwood. Christchurch, approximately 2.5 miles to the south, provides an extensive selection of independent and high street shops, boutiques, restaurants, cafés, and hotels, along with its picturesque natural harbour. The harbour is home to two sailing clubs, a rowing club, and a variety of water-based activities. The larger coastal towns of Bournemouth and Poole, renowned for their stunning beaches, are also within easy reach. Excellent transport links are nearby, including the A31 and M27, offering routes east to Southampton, the M3, and onward to London. Christchurch also has a mainline train station, with further services available from Bournemouth and Southampton.

Directions

From the centre of Ringwood, take Christchurch Road southbound, continuing straight over the three roundabouts. Just after the petrol station, turn left into Moortown Lane. Continue to the crossroads just after Aivly Country Store and turn right, following the signs for Bransgore. Follow this lane to the T-junction and turn left, continuing towards Bransgore. After approximately 1.5 miles, turn right signposted for North Ripley. As you approach the crossroads, the property can be found on the left hand side.

- What Three Words location: fats.jars.marzipan.





Outside

Wooden gates open to ample parking, a large car port, and a useful storage area. To the rear, the gardens are flat and laid mainly to lawn, bordered by mature and thick hedging offering a high degree of privacy. A greenhouse is positioned towards the rear of the plot. There is also further potential to rent additional land adjacent to the property, which the current vendors use as a secondary separate access. Please ask for more information.

Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Mains water and electricity supply
- Private drainage - septic tank
- Oil fired central heating
- Energy Performance Rating: E Current: 47E Potential: 61D
- Wireless relay broadband provided by Juice Broadband
- Mobile Coverage: No known issues, please contact your provider for further clarity

Important Notice

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 or 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:

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