

Larchwood

Avon Castle, Ringwood, BH24 2BA

SPENCERS
NEW FOREST









Avon Castle Drive

Avon Castle • Ringwood

Combining contemporary style with the very best technology, this beautifully appointed 4,500sqft home features an innovative Home Automation system - controlling state of the art lighting, entertainment and security throughout the house. The grounds occupy a private southerly aspect situated in a prestigious road within this exclusive private estate. The property has recently undergone extensive renovation by the current owners, to create a stunning executive home.

Guide Price £1,850,000

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The Property

Home Automation Features

- Full Crestron Automation and Control System throughout with the following features:
  - Wall touch screen/iPads to control all functions within the house
  - Functions controlled externally with smart devices
- Central video sources (such as Sky Q) distributed in HD to all televisions throughout the house
- Both internal and external audio throughout via Bowers & Wilkins speakers
- 4K Home Cinema System featuring both Sony 4K projection and Artcoustic high-end speaker system
- Full lighting control system to the entire property allowing the setting of scenes; automated by remote control, with LED lighting throughout
- Under floor heating throughout the property with a Heatmiser heating control system integrated to the automation system
- Air conditioning systems in the following rooms: Office, Kitchen, Cinema, Master Bedroom and Living Room
- Full security alarm system and 4K high resolution security CCTV system, comprising 18 cameras including 2 PTZ tracking camera
- ANPR (number plate recognition) system which also controls lighting and house operations
- Access control systems for keyless entry to the property
- Gate intercom system presents video, audio and gate operations to all touchpads
- Water and leak detection system in vulnerable areas
- Multiple WiFi access points providing coverage to the entire property
- Mobile phone signal repeater system
- Smoke detection throughout the house
- Electric blinds in the conservatory, lounge and kitchen with remote access

















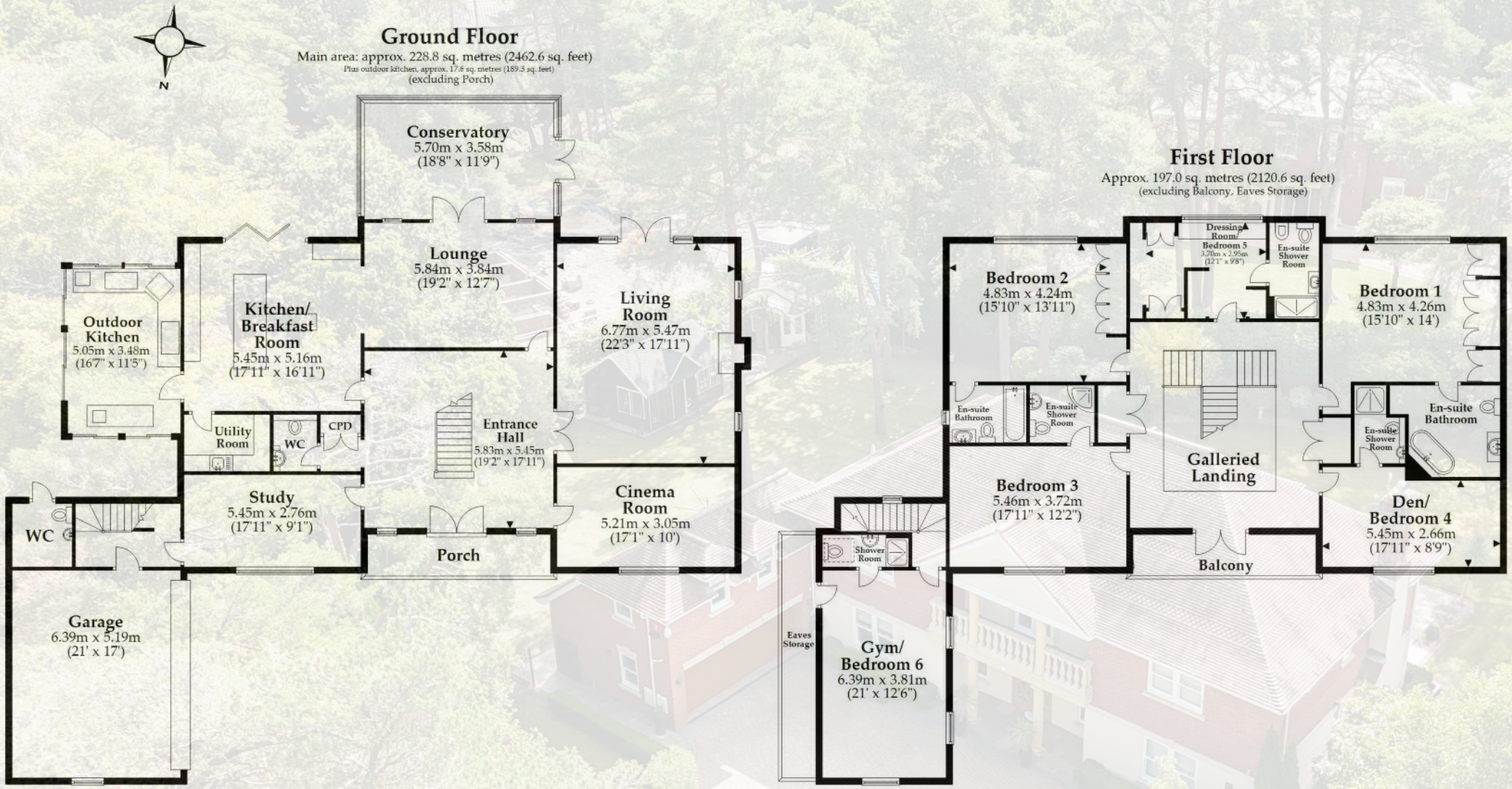




The Property Continued….

- Grand entrance hall with split staircase leading to an impressive galleried landing
- Superb cinema room with state-of-the-art technology
- Spacious living room with gas fireplace and french doors to the rear patio
- Lounge with porcelain tiled floors which continue through to the kitchen and conservatory
- Beautiful conservatory with pitched roof, heat and UV reflective glass and fitted blinds
- Re-fitted kitchen/breakfast room with granite work surfaces and a range of quality integrated Miele appliances and bi-fold doors which open onto the paved rear terrace
- Separate laundry/utility room and WC
- Large study with quality fitted oak furniture
- Access to the integral double garage
- Outdoor ‘gardeners’ WC
- Master suite with remote controlled retractable television and stunning bathroom featuring a roll top bath and integrated television
- Bedrooms two and three, large in size with ensuite bathrooms
- Bedroom four with ensuite shower room, which could also be used as a den/snug
- Bedroom five which is currently used as a superb dressing room with built in wardrobes and an ensuite shower room
- First-floor gym/bedroom six, accessed via the garage, with wooden flooring, ceiling fan and an ensuite shower room

FLOOR PLAN



Main area: Approx. 425.8 sq. metres (4583.2 sq. feet)

Plus outdoor kitchen, approx. 17.6 sq. metres (189.3 sq. feet)

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


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Grounds and Gardens

Electric wrought iron gates give access to a large paviour drive and an integral heated double garage, with an adjacent lawned garden featuring an attractive fountain. The beautifully maintained gardens are mainly laid to lawn, enclosed by close board fencing, with mature shrubs and trees to the boundaries, illuminated by carefully placed external lighting and providing a good degree of privacy. Adjacent to the rear of the house is a southerly aspect paved terrace, which can be accessed from both the kitchen and living room. Retractable, remote-controlled awnings provide shade and comfort throughout the day. A charming summerhouse at the edge of the garden offers an additional entertaining area, suitable for year-round use. There is also a newly fitted outdoor kitchen, equipped with state of the art appliances. All appliances are gas-powered and include a pizza oven, BBQ, and hob. The kitchen also benefits from an integral fridge, sink and built-in storage, making it ideal for outdoor dining and entertaining.

Services

- Tenure: Freehold
- Council Tax Band: H
- Energy Performance Rating: C Current: 77C Potential: 80C
- Mains Water, Electric and Drainage
- Water Softener Installed





The Situation

Set within the picturesque Avon Valley, just one and a half miles west of Ringwood, Avon Castle is an exclusive residential enclave renowned for its privacy, prestige, and natural beauty. Still home to the stunning historic castle, the area has evolved into a sought-after private estate, where many original mid-20th century homes have been replaced by substantial, architect-designed residences. Accessed via an established rhododendron-lined drive, Avon Castle offers a true sense of seclusion and tranquillity, while remaining conveniently close to local amenities and excellent transport links. Nestled on the edge of the New Forest and only a short drive from the south coast, Ringwood is a thriving and increasingly popular market town. It has recently undergone an impressive transformation, with the former cattle market reimagined as a stylish shopping quarter featuring high-end names such as Aga, Hobbs, Joules, Waitrose, and Waterstones. Yet Ringwood has retained its historic charm; its high street still hosts a traditional weekly market and offers a vibrant mix of independent shops, popular chains, cafes, and restaurants. The area is ideally suited for commuters, with Salisbury and Southampton easily accessible via the A338 and A31. London is just an hour away by train from nearby Southampton Parkway, while Bournemouth (10 miles south) and Southampton (20 miles east) offer extensive shopping, entertainment, and accessible airports.

Directions

Exit Ringwood along the A31 heading west and immediately after the Texaco Petrol Station, take the exit signposted to Verwood/Matchams. After a short distance turn left into Hurn Lane and continue for approximately 1 mile. Turn left into Avon Castle Drive and after a short distance, the property will be found on the left.

Important Information

Spencers of The New Forest 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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