


# Avon View Cottages

*Wattons Lane, Ringwood, BH24 2DG*

SPENCERS





## The Property

This beautifully presented home effortlessly combines character, space and modern convenience - making it an ideal choice for families or those seeking flexible living in a desirable setting.

This extended and modernised 1950s three bedroom detached home offers spacious and versatile accommodation arranged over two floors. Thoughtfully updated to suit contemporary living, the property boasts a generous open-plan layout that perfectly balances comfort and functionality.

At the heart of the home is a stunning kitchen/breakfast room, designed with family life and entertaining in mind. This light-filled space seamlessly connects to the living and dining areas, creating a sociable and welcoming environment. A separate dining room, ideal for more formal occasions, features an open fire and patio doors that open directly onto a terrace, flooding the room with natural light and offering delightful views of the garden.

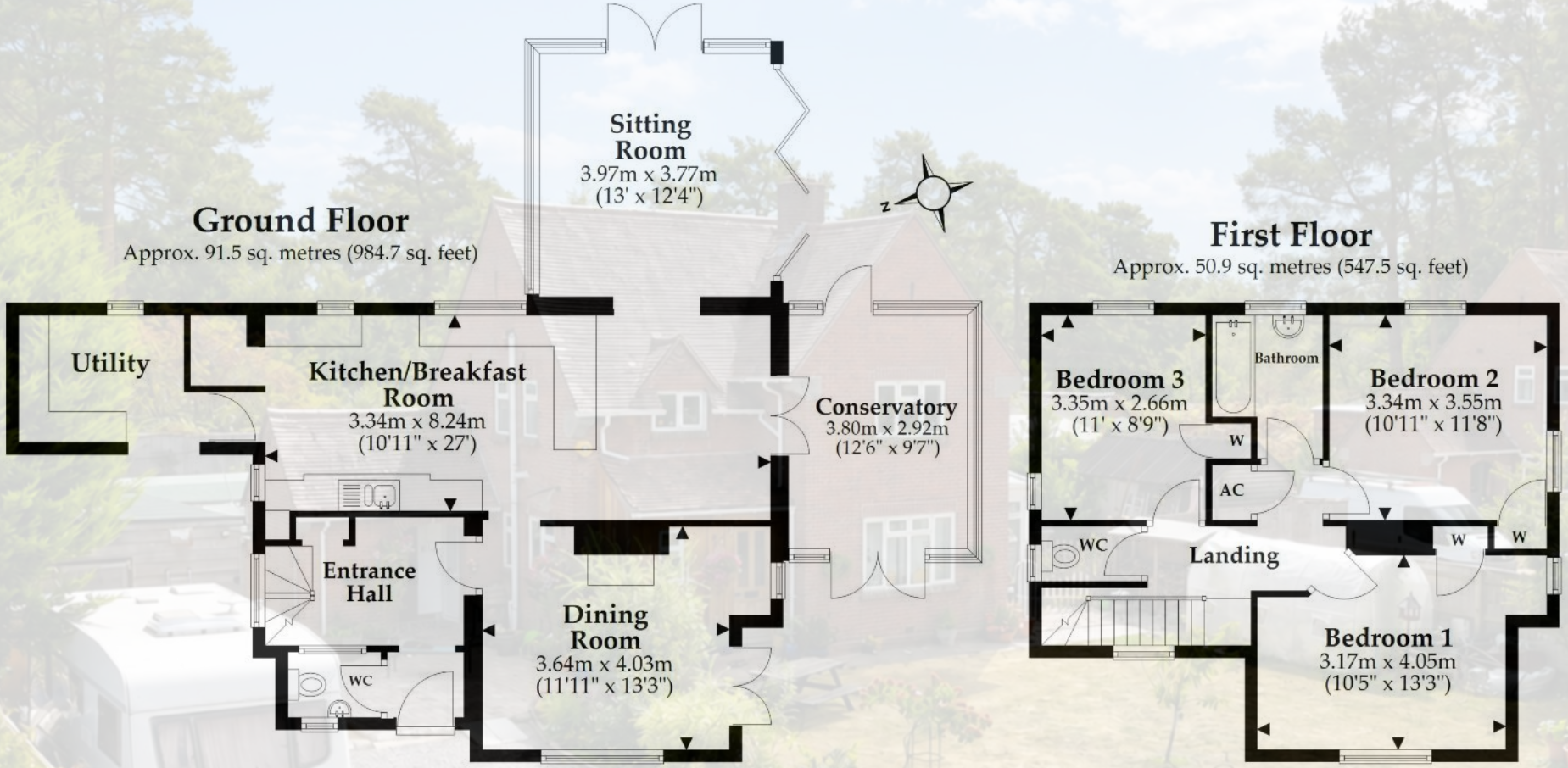
For those seeking additional living space, the property includes a superb oak-framed garden room with a charming triple-aspect outlook over the surrounding gardens, as well as a conservatory to the side.

Upstairs, there are three generously proportioned bedrooms, each offering comfortable accommodation, along with a modern family bathroom complete with a stylish three-piece suite.

Externally, the rear garden is mainly laid to lawn, complemented by a small patio area and a fantastic covered outdoor entertaining space, perfect for al fresco dining, summer barbecues, or simply relaxing in the fresh air. The property also benefits from ample off-road parking and a large outbuilding, which offers excellent potential for use as ancillary accommodation, a home office, studio, or additional storage.

3 2 1

FLOOR PLAN




Total area: approx. 142.3 sq. metres (1532.2 sq. feet)

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







## Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains Connection to Electricity and Water
- Septic Tank and Sewerage Treatment Plant Owned and Operated by Bournemouth Water
- Oil Central Heating
- Shared Maintenance Cost of the Private Road
- Energy Performance Rating: E Current: 54E Potential: 76C
- Standard broadband speed of up to 6 Mbps (Ofcom)
- Good outdoor and indoor mobile coverage - No known issues, please contact your provider for further clarity

## The Situation

This property is nestled in a quiet, but accessible setting, with access to many amenities. The historic market town of Ringwood, just three miles away, offers a mix of high street and independent shops, together with some delightful cafes, restaurants and excellent leisure facilities. The beautiful New Forest, offering thousands of acres of natural heath and woodland which is ideal for walking, cycling and riding. The A338, running close by, offers good links for commuters to the greater coastal towns such as Bournemouth to the south about 7 miles, Salisbury approximately 20 miles north and Southampton around 18 miles to the east via the M27. M27/M3 connects to London with an estimated two-hour drive. National airports and mainline railway stations can be accessed from Bournemouth and Southampton. From Ringwood, regular National Express coaches operate to London Victoria.

## 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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