

Avon Avenue

Ringwood, BH24 2BH

SPENCERS









Avon Avenue

Avon Castle • Ringwood

A stunning, detached family residence featuring an impeccable specification throughout, with an abundance of highlights and meticulous attention to detail evident across more than 6,000 sq ft of accommodation. Completed in 2018, this highly impressive modern home blends contemporary design with luxurious comfort, offering spacious living areas, perfectly suited for family life and entertaining alike.

Principal House

*Entrance Hall *Kitchen/Family Room *Dining Room *Sitting Room *Study *Snug *Utility *Gym *Pool Room *Shower Room *Plant Room *WC

*Galleried Landing *Master Suite with Dressing Area and Ensuite *Two Further Bedrooms with Ensuites *Three Further Guest Rooms *Family Bathroom

Outbuildings

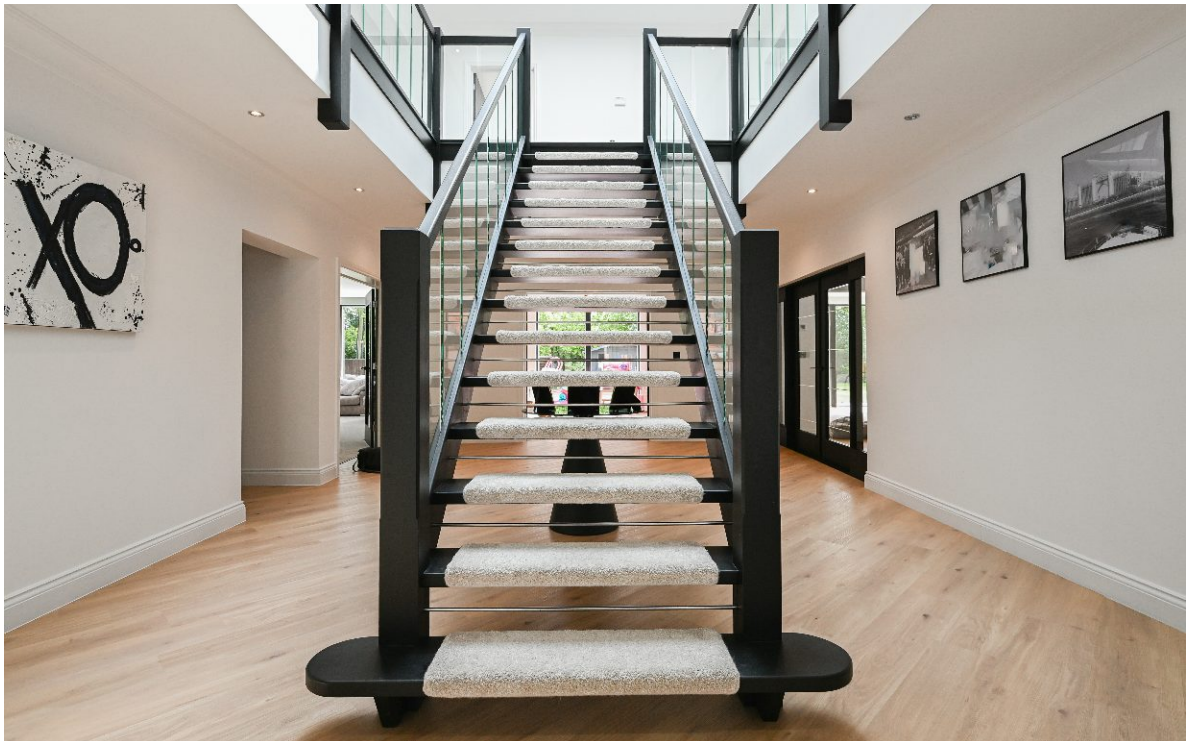
*Garage

Grounds

*Grounds Amounting to 0.7 Acres

£2,250,000 5 4 5







The Property

• A grand, welcoming reception hall with Karndean flooring and an open riser staircase.

• The dual aspect reception room leads to the rear garden and features a limestone fire surround, polished Granite hearth and log burner.

• A bright dining room with full height windows, currently utilised as a playroom.

• A well appointed study/office accessed via stylish, black framed double doors from the hallway.

• The heart of the home is the spacious open-plan family room with a contemporary black kitchen, Quartz countertops, a striking island/breakfast bar with inset downdraft induction hob and integrated appliances.

• The utility room includes Karndean LVT flooring, laminated worktops with an inset sink, ample storage and space for laundry appliances.

• Adjacent is a cosy snug with garden access.

• An exquisite 10m x 4m heated indoor pool complex offers a triple aspect full height glazing, tiled seating areas and a lantern roof light. Off the pool room is a modern shower room and WC.

• The pool plant room houses a sophisticated heating and filtration system, plus manifolds for the underfloor heating.

• A gym with vaulted ceilings, Karndean flooring and dual-aspect windows provides an additional leisure space.





The Property Continued

• The master bedroom is a generous double room with a front facing window and boasts a dressing area and private ensuite. The dressing room offers ample space for freestanding or built-in wardrobes and the ensuite has been recently refurbished with full marble-style tiling and elegant gold detailing. It includes a walk-in shower, WC and twin basins.

• Bedroom two is a spacious double, with a front aspect and a well appointed ensuite.

• Bedroom three is another generous double bedroom, with rear aspect and also benefits from an ensuite.

• Bedroom four is also of good size and enjoys views over the garden.

• Bedroom five is a double bedroom and provides access via a hinged hatch and ladder to a boarded attic space. A service hatch provides additional access to the skylight above the galleried landing.

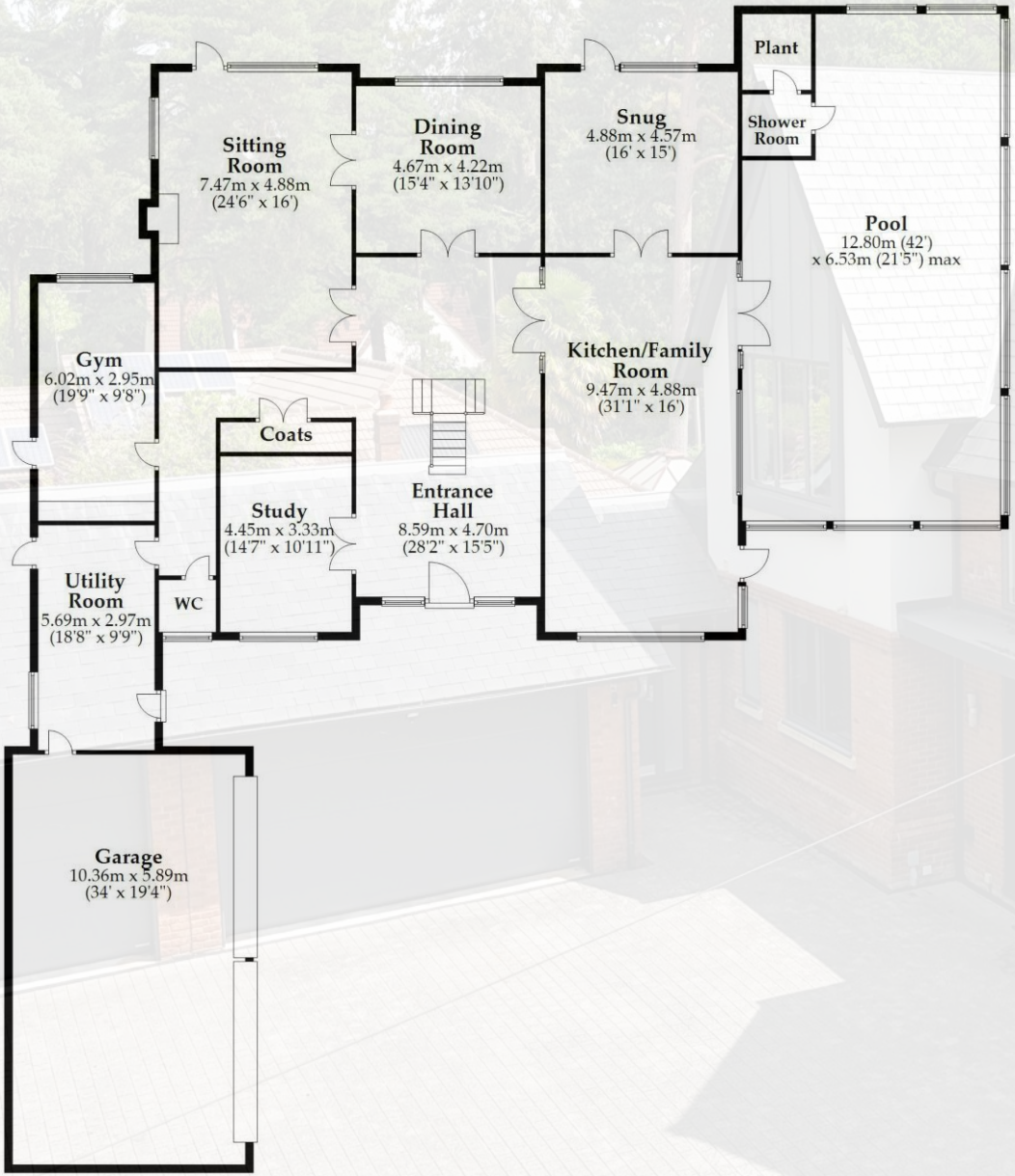
• The family bathroom is fully tiled with high quality porcelain finishes and features a close-coupled WC, wall mounted vanity unit, contemporary-style bath with flush fitting mixer controls and a corner double shower with thermostatic valve.

FLOOR PLAN

Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

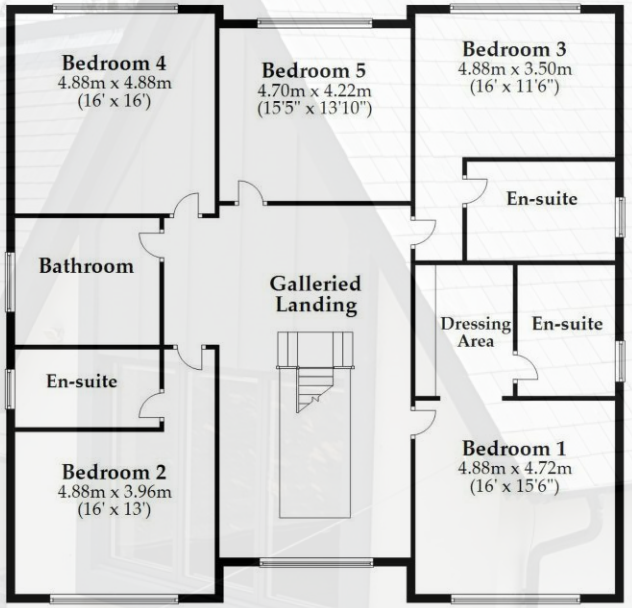
Ground Floor

Approx. 382.9 sq. metres (4121.4 sq. feet)



First Floor

Approx. 200.9 sq. metres (2163.0 sq. feet)



Total area: approx. 583.8 sq. metres (6284.4 sq. feet)

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

LJT Surveying












WHALE
Zeta











Grounds and Gardens

The spacious lawn is bordered by mature shrubs and ornamental trees, creating a tranquil outdoor space. There is a timber garden chalet, a timber store, log store and a composting area for garden waste. There is also a vegetable garden with raised beds, an aluminium framed greenhouse, a garden tool store and an external water tap. A gravel path links the garden back to the front of the property. There are two double width garages remotely operated 'up and over' doors, electric power and lighting, plus a comprehensive alarm system for peace of mind.

Additional Information

- Tenure: Freehold
- Council Tax Band: H
- Mains connection to gas, water, electricity and drainage system
- Energy Performance Rating: B Current: 89B Potential: 91B
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- Fibre to the property directly
- Property affected by a TPO (Tree Preservation Order)
- RK Excellence security front door with fingerprint and keycode entry
- ADT monitored alarm and CCTV system
- All front windows benefit from privacy tint
- Electric black out blinds in all bedrooms
- Glow-worm gas boiler
- Hard wires smoke detectors



For more information or to arrange a viewing please contact us:

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