The Bothy

Avon Castle, Ringwood, BH24 2BE

SPENCERS

The Bothy

Avon Castle • Ringwood

This substantial detached home, built in the mid-1970s, offers approximately 6,000 square feet of accommodation arranged over two floors. Set within beautifully maintained grounds and gardens, the property enjoys spectacular views across the Avon Valley and River Avon, all offered with no forward chain, t

Offering tremendous potential to modernise and create a truly individual home, this is a rare opportunity to secure a standout property in one of the area's most sought-after locations.

Principal House

*Entrance Hall *Sitting Room *Kitchen/Breakfast Room *Billiard Room *Dining Room *Sun Room *Study *Utility with WC *Bedroom Five with Ensuite

*Galleried Landing *Master Bedroom with Balcony and En-Suite *Dressing Room *Four Further Bedrooms *Family Bathroom

Guest Cottage

*Sitting Room *Kitchen/Dining Room *Conservatory *Utility *Downstairs Bathroom *Landing *Two Bedrooms *Upstairs Bathroom

Outbuildings

*Two Garages *Pool Room

Grounds

*Tennis Court *River Frontage *Grounds Amounting to 2 Acres

7 5 5

The Property

Currently arranged as two separate dwellings, with two families in residence, the house offers excellent flexibility. It can easily be reconfigured into a single, expansive family home, or retained as two self-contained properties — ideal for multi-generational living or dual-occupancy use.

The main house is introduced by an impressive reception hall that provides access to all ground and first-floor accommodation. The property boasts three spacious reception rooms, offering ample living and entertaining space.

At the heart of the home is a large, fully fitted kitchen/breakfast room featuring an excellent range of base, wall and drawer units, complemented by high-quality built-in appliances—including a range-style cooker.

A separate utility room offers generous space, with plumbing for a washing machine and includes a convenient cloakroom.

The living and dining rooms are positioned to take full advantage of the stunning views across the Avon Valley, creating a bright and scenic setting for everyday living and entertaining. From the main hall, there is a billiard room, perfect for hosting. The dining room also provides access to the sun room, which opens onto the patio.

Additionally, a ground floor study is located at the front of the house, ideal for remote working. Adjacent to this is an extra ground floor bedroom with ensuite, perfect for guests or multi-generational living.

Guide Price £2,500,000

The Property Continued

The master bedroom is thoughtfully divided by a feature wall, creating a sense of separation between the sleeping and relaxation areas. At the front, it boasts a large balcony with stunning views over the River Avon. The room also benefits from a spacious en suite bathroom, fitted with a luxurious four-piece suite.

A separate dressing room, accessible from the landing, includes extensive fitted wardrobes, offering ample storage space.

Bedrooms two and three are both generous in size and feature built-in wardrobes, providing practical storage without compromising on space.

The fourth bedroom offers flexibility and could easily be used as a hobby room, home office, or guest room.

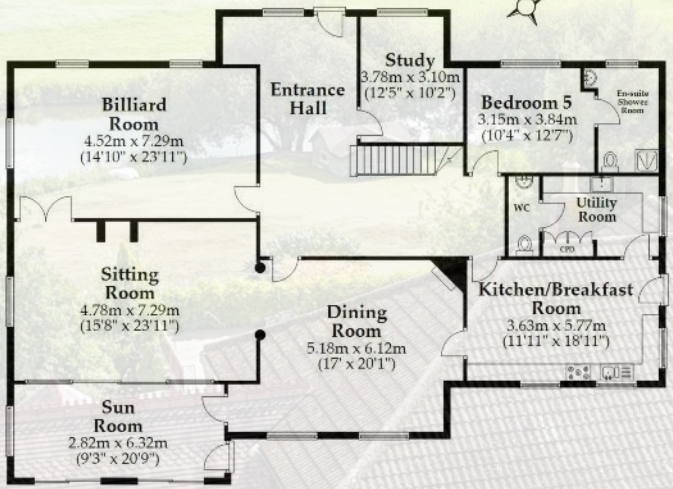
A stylish five-piece family bathroom services the remaining bedrooms, completing the upper floor accommodation.

FLOOR PLAN

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

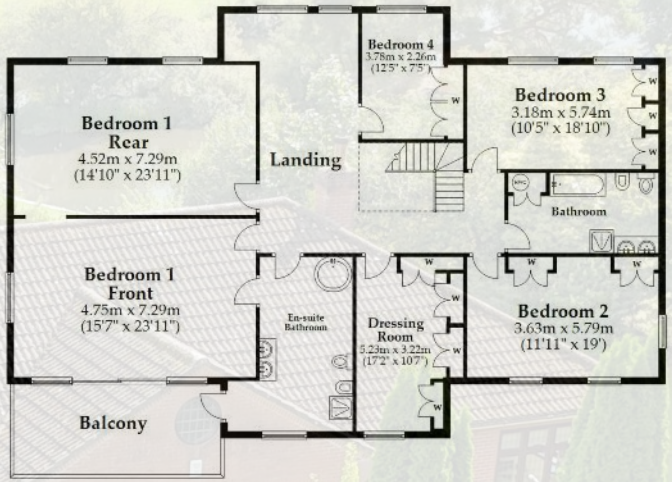
Ground Floor

Approx. 220.9 sq. metres (2378.2 sq. feet)



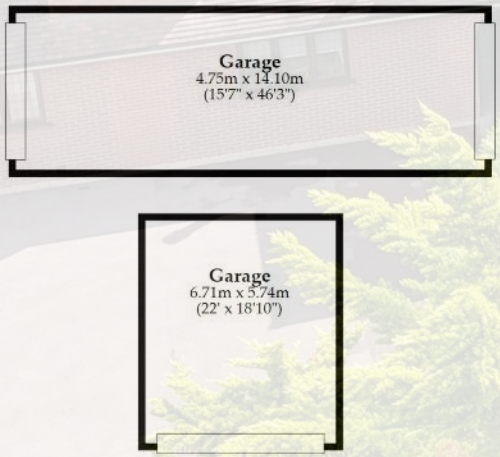
First Floor

Approx. 203.1 sq. metres (2186.6 sq. feet)



Garages

Approx. 105.4 sq. metres (1134.9 sq. feet)

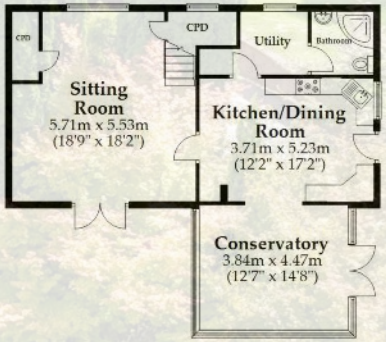


Pool Room

Approx. 112.8 sq. metres (1213.6 sq. feet)

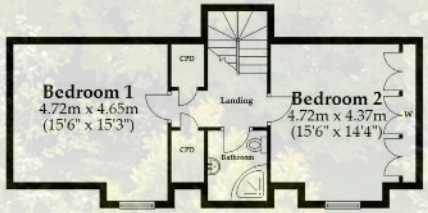
Guest Cottage Ground Floor

Approx. 79.3 sq. metres (853.5 sq. feet)



Guest Cottage First Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



Total area: approx. 777.0 sq. metres (8363.1 sq. feet)

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

The Guest Cottage

This property also features a separate, self-contained annexe, ideal for extended family, guests, or potential rental income. The annexe boasts a modern fitted kitchen with attractive herringbone-style wooden flooring, a separate utility room and a ground floor bathroom. The ground floor also includes a comfortable living room and a bright sun lounge, while the first floor offers two well-proportioned bedrooms, one of which featuring built-in wardrobes and a contemporary family bathroom.

2 2 2

Grounds and Gardens

The property is accessed via an electric gated entrance, opening onto a long, sweeping driveway that leads to a spacious parking and turnaround area, complemented by a double-length garage. Set within beautifully maintained, parkland-style gardens, the grounds feature expansive lawns that extend around the property, dotted with a variety of individual specimen trees that add character and charm.

An all-weather, fenced outdoor tennis court provides excellent recreational opportunities, while to the rear of the main house, a generous terrace offers an ideal space for outdoor entertaining. Stone steps lead down to a lower terrace, which provides direct access to the luxurious indoor heated swimming pool.

Directions

Exit Ringwood heading west along the A31. Take the exit signposted Verwood and before reaching the flyover, turn left. Continue up the hill, passing the entrance to Avon Castle Drive.

Take the next left into Avon Avenue. Follow the road as it bends to the left and then to the right into Egmont Drive. Continue down the hill, bearing left.

Take the second right into Chapel Rise and follow the road up to the top. Turn right and continue for a short distance. You will see the entrance gates on your left.

Additional Information

- Tenure: Freehold
- Council Tax Band: H
- Mains connection to gas, water and electricity
- Private drainage system (septic tank)
- Energy Performance Rating: C Current: 73C Potential: 82B
- Ofcom broadband download speeds of up to 44 (Superfast)
- Good outdoor and indoor mobile coverage - No known issues, please contact your provider for further clarity

The Local Area

Avon Castle is an exclusive and prestigious residential area set within the picturesque Avon Valley, bordering the charming market town of Ringwood. Still home to the stunning castle, today Avon Castle is known as an up market private residential area where many of the mid-20th century properties have been replaced with substantial architect designed homes. The area is accessed via a beautiful rhododendron-lined private drive, offering a peaceful retreat in a natural setting while remaining exceptionally well-connected. Just one and a half miles west of Ringwood, Avon Castle benefits from excellent road links via the A338 and A31, providing convenient access to Bournemouth and Christchurch (approximately 8 miles south), Salisbury (18 miles north) and Southampton (17 miles east via the M27), while London is around a two-hour drive via the M27 and M3. Bournemouth Airport is just 15 minutes away and offers excellent connections to many European destinations, serving as a convenient gateway for both leisure and business travellers. The nearby market town of Ringwood, located on the edge of the New Forest National Park, offers a wealth of local amenities and provides easy access to the coast, the Jurassic Coast, and other attractive destinations across the South of England.

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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