

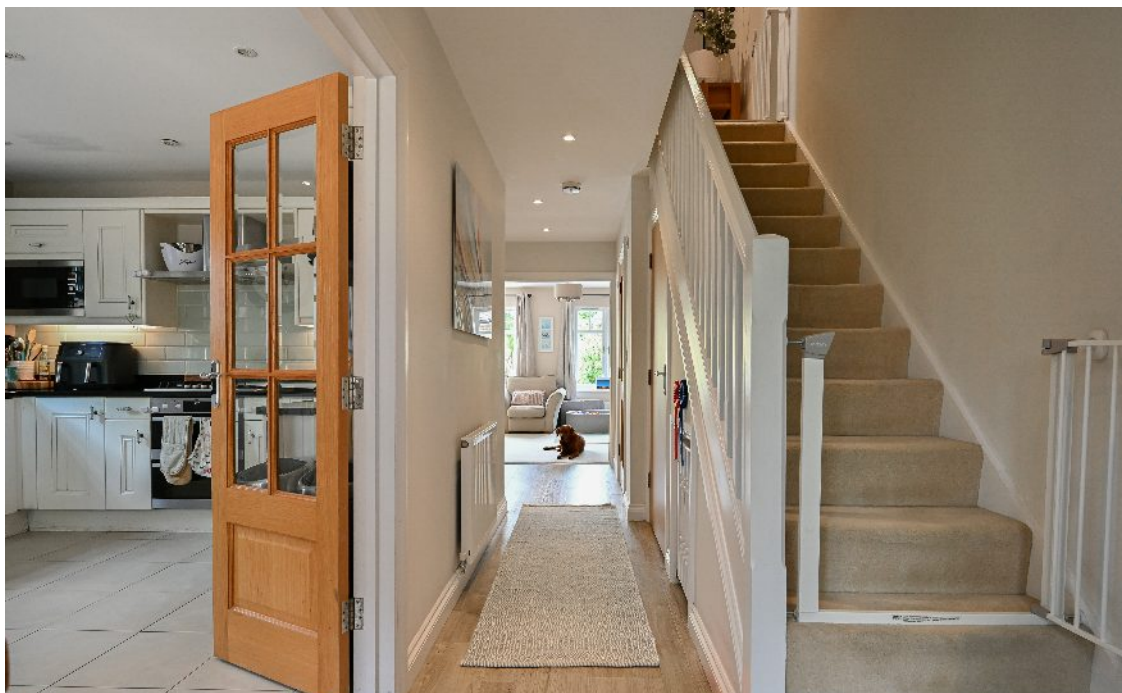


St Anns Gate

Ringwood BH24 1RR

SPENCERS





The Property

A stunning three double bedroom semi-detached home, built to a high specification in an attractive Victorian style, occupying a sought-after position on one of Ringwood's premier roads within highly regarded school catchments.

The welcoming entrance hall features attractive wood-effect flooring and benefits from two useful under stair storage cupboards and a WC.

The impressive kitchen/breakfast room is fitted with an excellent range of base, wall and drawer units complemented by granite worktops and quality integrated appliances including a double oven, gas hob with extractor hood, and integrated dishwasher. Attractive tiled flooring flows through to the dining area, which enjoys an aspect over the front garden.

A separate study benefits from fitted furniture, making it ideal for home working.

The bright and spacious living room overlooks the rear gardens and features French doors opening directly onto a beautiful stone terrace.

The generous principal bedroom enjoys fitted wardrobes together with a superb contemporary en-suite shower room featuring an oversized shower and stylish tiled walls.

Two further double bedrooms overlook the rear gardens and are served by a luxurious family bathroom fitted with a modern three-piece suite including a shower over the bath.

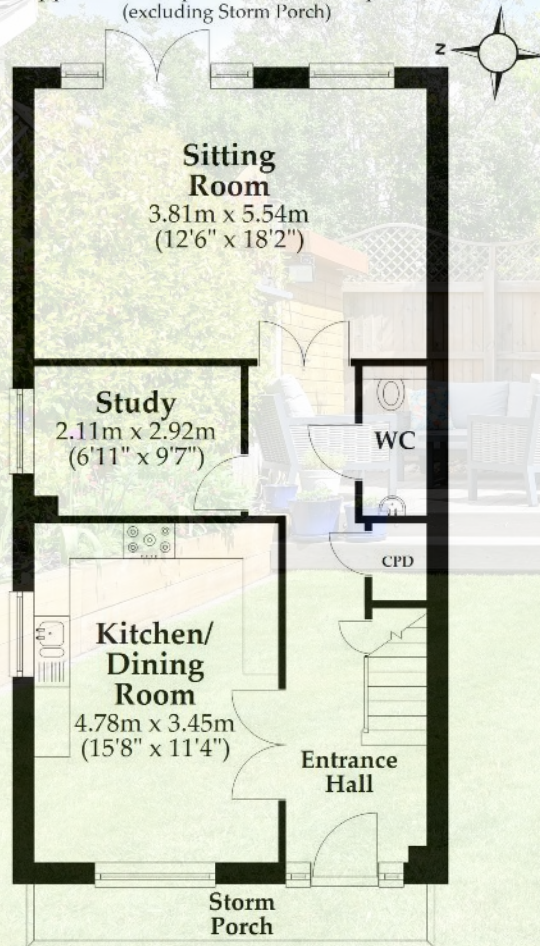
Guide Price £625,000

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FLOOR PLAN

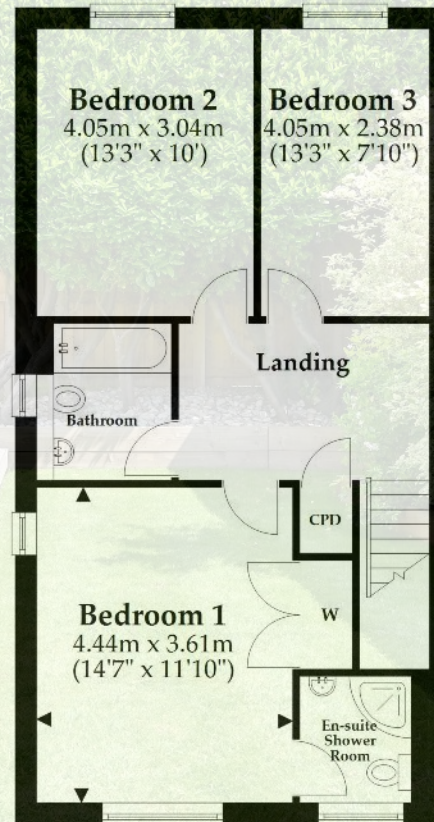
Ground Floor

Approx. 60.4 sq. metres (650.0 sq. feet)
(excluding Storm Porch)



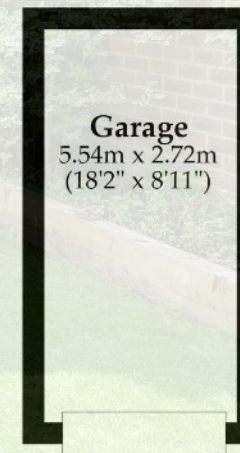
First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Garage

Approx. 15.1 sq. metres (162.2 sq. feet)



Main area: Approx. 120.7 sq. metres (1299.1 sq. feet)

Plus garages, approx. 15.1 sq. metres (162.2 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
- Energy Performance Rating: C Current: 78C Potential: 86B
- Mains Connection to electricity, water and drainage
- Gas Central Heating
- Air Conditioning to the living room and master bedroom
- Superfast broadband with download speeds of up to 1800 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity
- FFTP - Fibre to the property directly
- Trees protected by a conservation order

The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors' surgeries, dentists, and all three Ringwood Schools. It is also just on the edge of the beautiful New Forest, offering thousands of acres of natural heath land and woodland, ideal for walking, cycling, and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes, and restaurants, as well as two well-known supermarkets, a health club, and a leisure centre. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and international airports at both Bournemouth and Southampton.



Grounds & Gardens

Outside, the property is approached via a wide gravel driveway providing parking for several vehicles and leading to a detached garage, with a side gate allowing easy access to the rear garden. The secure rear gardens have been beautifully landscaped and thoughtfully designed for ease of maintenance, featuring a manicured sweeping lawn and raised planter-style flower borders with a built-in watering system, stocked with a variety of perennial flowers, shrubs, and climbing plants, together with hedged boundaries creating a high degree of privacy. There is also a useful garden shed with lighting. A fabulous raised decking area creates a perfect place for relaxation, while a beautiful stone patio adjoining the rear of the property, complete with a heater and lighting, provides ideal areas for outdoor entertaining and alfresco dining.

Directions

From the centre of Ringwood, take the exit onto Southampton Road from the main roundabout, proceeding over the A31. Continue along this road to the mini roundabout and turn left into Broadshard Lane, where the property will be found on the right-hand side.



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 fittings, 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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