

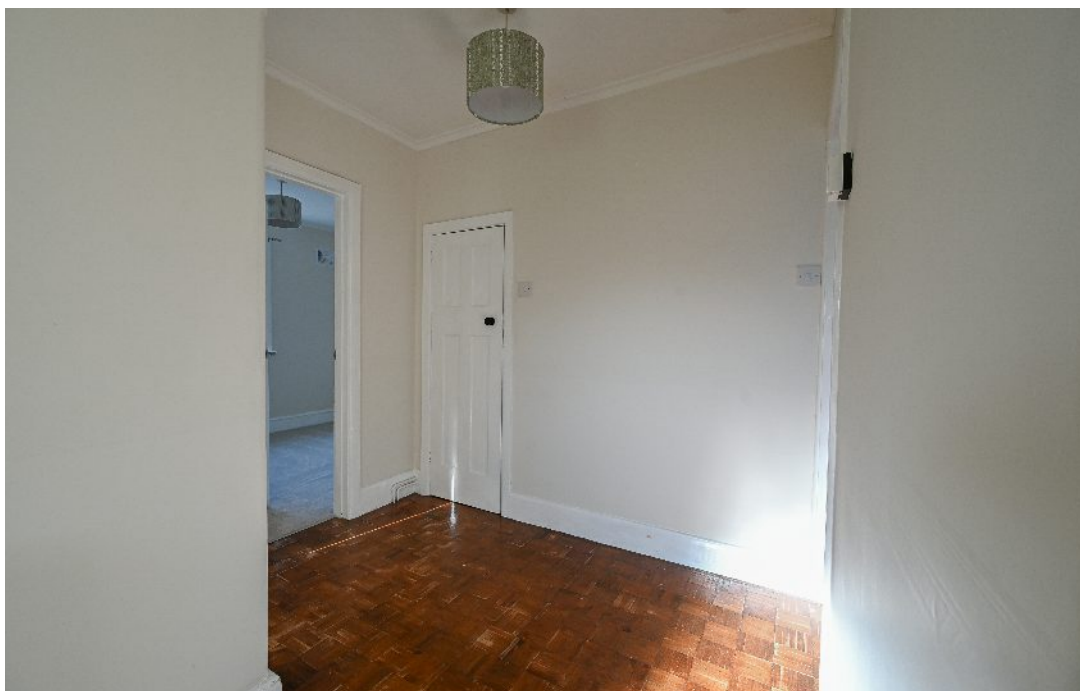


Cloughs Road

Ringwood, BH24 1UU

S P E N C E R S





The Property

Spencers are delighted to offer this well-presented and recently renovated, three-bedroom detached bungalow, ideally positioned within close proximity to local schools and amenities, with no forward chain.

Set on a generous plot amounting to 0.25 of an acre, the property offers excellent scope to extend and/or the potential for a self-build within the rear garden, subject to the necessary planning permissions (STPP).

We are happy to provide on enquiry, a successful case study and relevant contact details for a similar development on the same side of the road. An exciting opportunity for families, developers, or those seeking to create a bespoke home in a highly convenient location.

Internally, the property features a bright and welcoming entrance hall leading through to a galley-style kitchen, offering ample storage, space for white goods, housing the boiler, and enjoying a pleasant outlook over the rear garden.

The spacious double-aspect lounge/diner is filled with natural light and benefits from a charming log burner, creating a warm and inviting living space.

A garden room also offers space for an extra seating area or great office space.

All three bedrooms are generous in size and are served by a well-appointed three-piece family bathroom with a shower over the bath.

£500,000



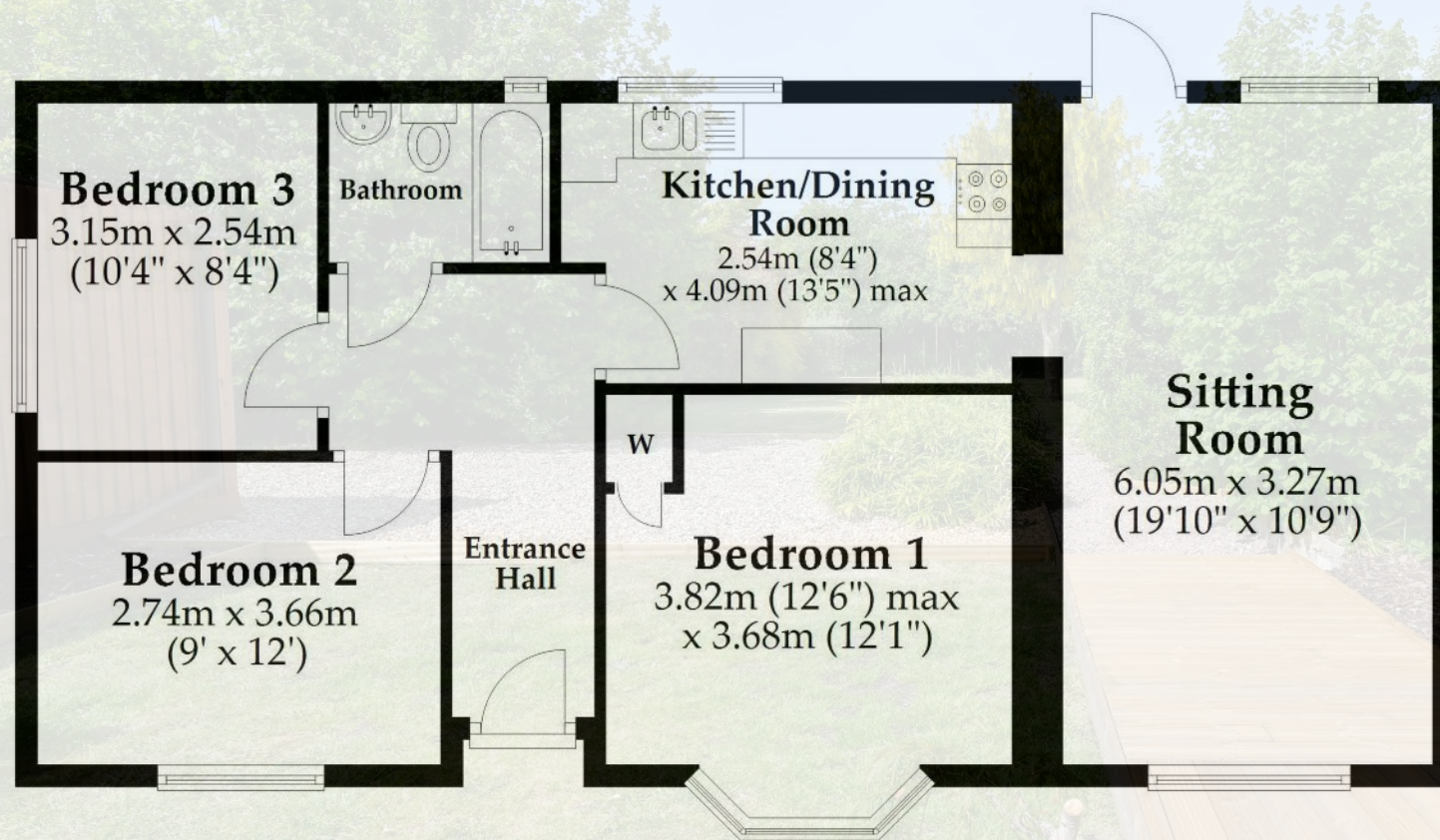


FLOOR PLAN

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

Ground Floor

Approx. 75.6 sq. metres (813.9 sq. feet)



Outbuilding

Approx. 6.9 sq. metres (73.9 sq. feet)



Main area: Approx. 75.6 sq. metres (813.9 sq. feet)

Plus outbuildings, approx. 6.9 sq. metres (73.9 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, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: D Current: 63D Potential: 82B
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)

The Situation

The property is conveniently located within walking distance of the town centre including doctors and dentists and all three Ringwood Schools, yet is just a short distance away from the beautiful New Forest offering thousands of acres of natural heath 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 and two leisure centres. 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 and Gardens

Externally, the property enjoys a good-sized front garden, offering further potential to create additional parking if required. The garage is positioned to the left of the property and benefits from pedestrian access through to the rear garden. The rear garden is a particular highlight having recently been re-landscaped with a raised decking area which provides a vast space for alfresco dining, surrounded by beds with a variety of shrubs planted. The rest of the garden is mainly laid to lawn with a further outbuilding, perfect for further storage.

Directions

From the central Ringwood roundabout, take the exit onto Southampton Road, signposted to Poulner. Before the flyover turn right into Parsonage Barn Lane. After the right-hand bend, take the second left into Cloughs Road, continue down this road for approximately 0.3 of a mile where the property can be found on your left hand side, indicated by our 'For Sale' board.

Important Notice

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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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