

Christchurch Road

Ringwood, BH24 1DR

SPENCERS







Christchurch Road

Ringwood

A beautifully presented and deceptively spacious character cottage in the heart of Ringwood town centre, with private parking, a stunning walled garden and excellent outbuilding potential. Dating back to the 1750's and set within a conservation area, this charming home was originally two cottages and has since been thoughtfully combined and extended. The current owner has significantly improved the property, carefully balancing retained period features with a more modern, practical layout.

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The Property

The ground floor has a great flow, making it ideal for both everyday living and entertaining. There's a cosy sitting room with exposed beams and a log burner, alongside a second reception room that works equally well as a dining room or additional living Space.

To the rear, the kitchen/breakfast room is a standout feature, opening directly onto the garden. Fitted with shaker-style units, oak worktops and limestone flooring, it's a bright and sociable space with integrated appliances including a range cooker, dishwasher and wine cooler. A separate utility room and downstairs WC add to the practicality.

Upstairs, the accommodation is well arranged around a generous landing. The principal bedroom is particularly impressive — a spacious and calm retreat with its own en-suite shower room, giving it a real "suite" feel. Two further bedrooms are served by a well-finished family bathroom.



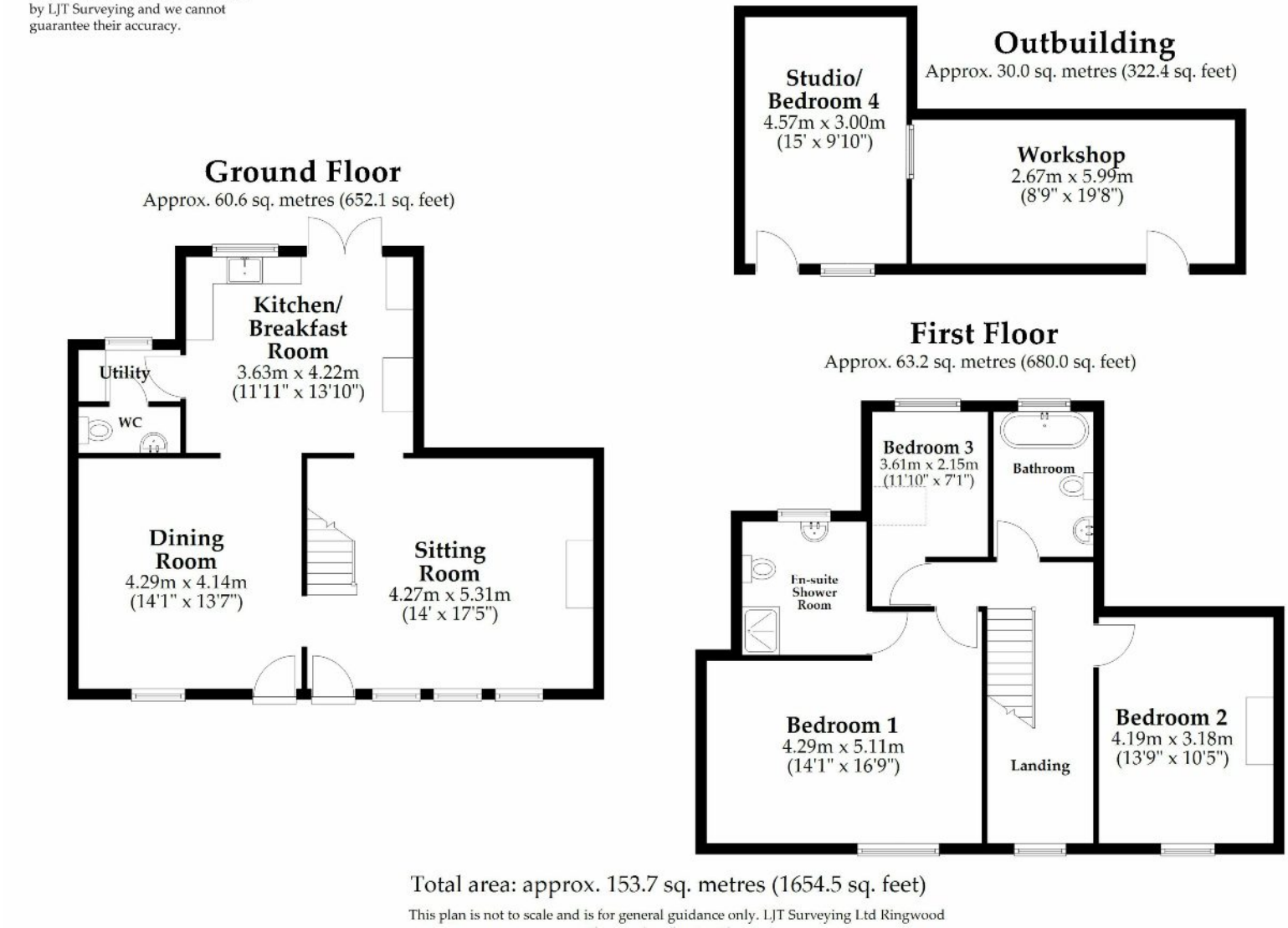






FLOOR PLAN

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



Total area: approx. 153.7 sq. metres (1654.5 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: B
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: D Current: 66D Potential: 82B
- FFTP - Fibre to the property directly
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- Mobile coverage good across all providers. Please contact your provider for further clarity

The Local Area

The property is conveniently situated within walking distance of the historic market town of Ringwood, excellent local schools and the David Lloyd leisure centre. Ringwood is situated on the edge of the Avon Valley and the New Forest National Park and offers a superb range of independent and high street shops, boutiques, cafes and restaurants. The easily accessible A338 provides a direct route to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), and to the city of Salisbury (approximately 18 miles north), and the A31 links to Southampton (approximately 18 miles east via the M27) and London, approximately two hours distant (via the M3 & M25). There are international airports at both Southampton and Bournemouth linking to many European destinations.


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Grounds and Gardens

The property is approached via a gravelled forecourt providing ample parking and access to the adjoining garage, with electric doors. The extensive, sunny rear gardens have been thoughtfully landscaped to offer privacy and a superb setting for outdoor entertaining. Adjacent to the house is a raised timber terrace leading down to spaced stone steps, framed by specimen trees, shrubs and attractive ground-cover planting. Beyond lies a wide expanse of lawn stretching down to a dedicated vegetable plot, fruit cage and greenhouse.

Directions

From the central Ringwood roundabout, join Mansfield Road and pass two sets of traffic lights. At the mini roundabout take the first exit onto Christchurch Road. The property can be found on your right hand side, indicated by our for sale board.

Viewing

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

Spencers of The New Forest 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 for 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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