



Broadshard Lane

Ringwood, BH24 1RW

S P E N C E R S



Broadshard Lane

Ringwood

Set on the ever-popular Broadshard Lane, this beautifully renovated detached home combines timeless character with contemporary living, offering over 2,300 sqft of stylish and versatile accommodation in one of Ringwood's most sought-after locations. A generous gravel driveway provides ample off-road parking, while the attractive frontage features an attached garage, covered porch and original quarry tiled step. Double glazing throughout, along with solar panels and battery storage, adds modern efficiency to this elegant period home.



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The Property

Inside, a welcoming reception hall leads through to the stunning open-plan kitchen, dining and living space - undoubtedly the heart of the home.

The shaker-style kitchen features a substantial quartz island, butler sink with Quooker tap and a range of integrated Bosch appliances, all perfectly designed for modern family living and entertaining.

The adjoining dining and seating areas enjoy a wonderful connection to the rear garden via French doors, while a cosy sitting area with feature fireplace creates a relaxed and sociable atmosphere.

To the front of the property, the principal sitting room offers a more traditional retreat with bay window, wood burning stove and beautiful original fireplace.

A versatile ground floor double bedroom/family room also retains charming period features including a cast iron fireplace and bay window.

Further ground floor accommodation includes a stylish shower room and a well-appointed utility room with quartz work surfaces and additional storage.

Upstairs, the galleried landing opens onto a charming balcony, while the impressive principal suite comprises a spacious bedroom, extensive dressing room and luxurious en-suite bathroom with freestanding Burlington bath and large walk-in shower.

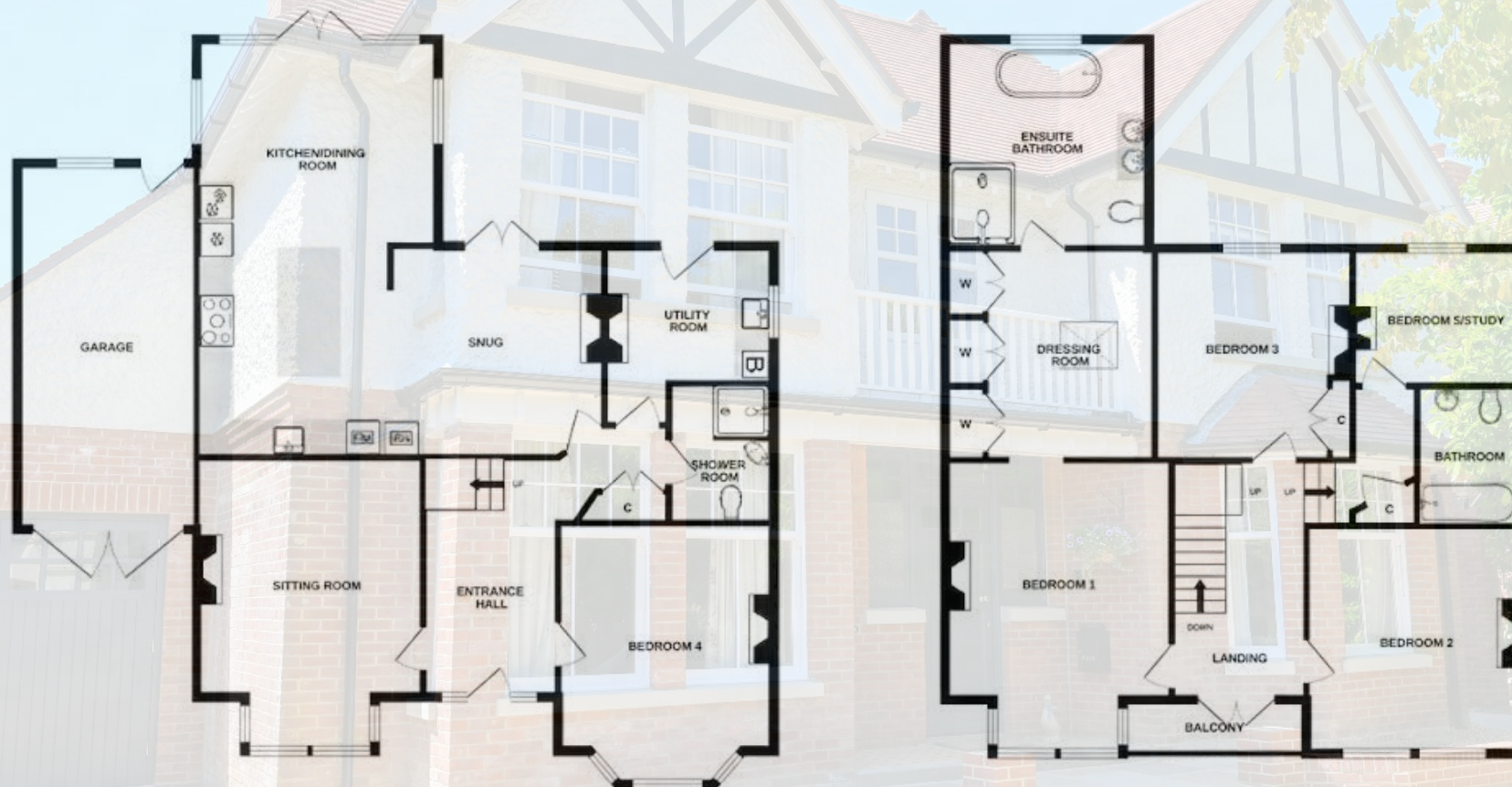
Two further double bedrooms, both with fireplaces and built-in storage, are served by a beautifully finished family bathroom. A study/fourth bedroom overlooking the rear garden completes the first floor accommodation.



FLOOR PLAN

GROUND FLOOR
120.6 sq.m. (1298 sq.ft.) approx.

1ST FLOOR
97.2 sq.m. (1046 sq.ft.) approx.



TOTAL FLOOR AREA : 217.8 sq.m. (2345 sq.ft.) approx.

Made with Microplan 62025



Additional Information

- Tenure: Freehold
- Council tax band: G
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: B Current: 82B Potential: 84B
- Solar panels and storage batteries
- FFTP - Fibre optic cable to the cabinet, then to the property
- 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 enjoys an excellent location within walking distance of Ringwood town centre, with convenient access to doctors' surgeries, dentists, and all three Ringwood schools. Situated on the edge of the stunning New Forest, it offers direct access to thousands of acres of heathland and woodland, perfect for walking, cycling, and horse riding. Ringwood is a charming and historic market town, well known for its welcoming community, weekly market, and attractive blend of independent boutiques, cafés, pubs, and restaurants. The town centre also offers a range of everyday amenities, including two major supermarkets, a health club, and a leisure centre. The nearby A338 provides excellent transport links to the coastal towns of Bournemouth and Christchurch (approximately 8 miles to the south), the city of Salisbury (approximately 18 miles to the north), and Southampton (approximately 18 miles to the east via the A31/M27). There are also excellent connections to London via the M27 and from nearby mainline railway stations, with regular services to London Waterloo. Both Bournemouth and Southampton additionally offer international airports.













Grounds and Gardens

Outside, the west-facing rear garden enjoys a private and established feel, with mature planting, an Indian sandstone terrace and generous lawn creating an ideal setting for outdoor dining and family enjoyment. There is a garden shed, ideal for storage and a side gate allowing easy access from the front of the property.

Directions

From the main roundabout, take Southampton Road, crossing over the flyover, and stay on this road until you reach a mini roundabout. Turn left into Broadshard Lane and continue along this road for a short while, before coming to the property on your left hand side.



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 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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