

Ringwood Road

Christchurch, BH23 7BQ

SPENCERS







The Property

A charming three bedroom character home set within an attractive plot of approximately 0.15 acres, this delightful property occupies an idyllic position and enjoys a spectacular south west facing garden with direct frontage onto the River Avon, offering uninterrupted views across open meadowland. Combining exceptional lifestyle appeal with tremendous income potential, it presents a rare opportunity as a holiday let, weekend retreat, or riverside investment.

A welcoming entrance porch leads into a central hallway with characterful flagstone flooring. The principal living space is a generous, dual-aspect sitting/dining room, beautifully arranged to take full advantage of the setting, with aluminium bifold doors opening onto the rear terrace and framing the river and gardens beyond. A feature woodburning stove provides a cosy focal point, enhancing the room's appeal year-round.

The kitchen is thoughtfully designed with a range of base units, space for a range-style cooker, a slim breakfast bar, and a walk-in pantry, complemented by a separate utility room and cloakroom.

To the front of the house, a snug offers a cosy and versatile second reception space, complete with a charming cast iron fireplace ideal as a home office or additional guest accommodation, further supporting the property's income potential.

Upstairs, the property offers three well-proportioned bedrooms, all currently accommodating king-size beds. The rear bedroom is particularly appealing, enjoying attractive views over the garden and river. The family bathroom is stylishly designed, featuring a freestanding bath alongside a separate shower.

A staircase rises to a spacious attic room, currently arranged as a home office, offering excellent scope for conversion (subject to the necessary consents), presenting further opportunity to enhance both living space and potential returns.

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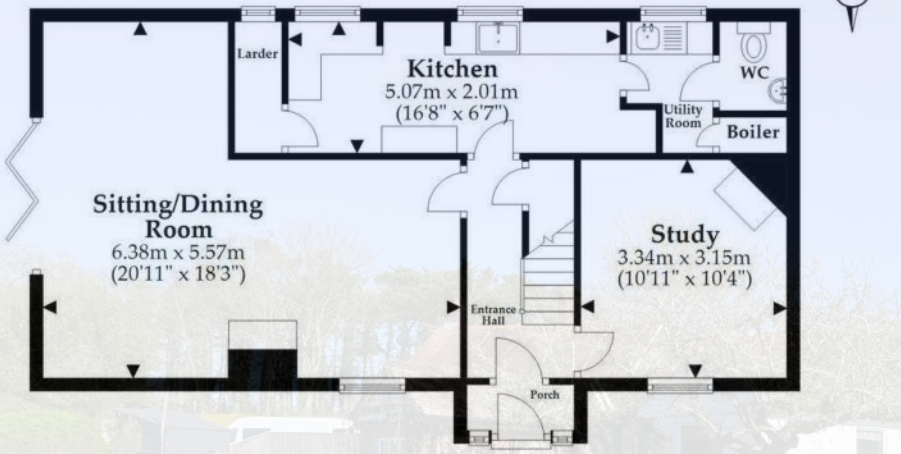




FLOOR PLAN

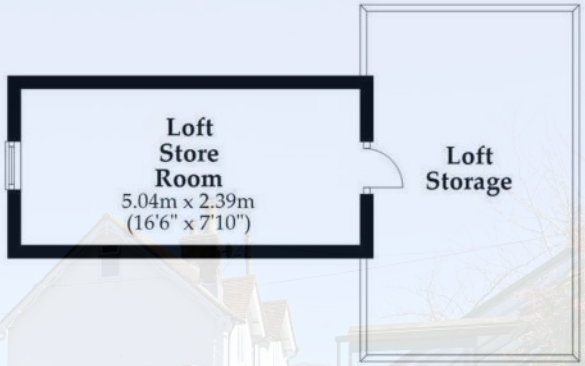
Ground Floor

Approx. 63.6 sq. metres (684.7 sq. feet)



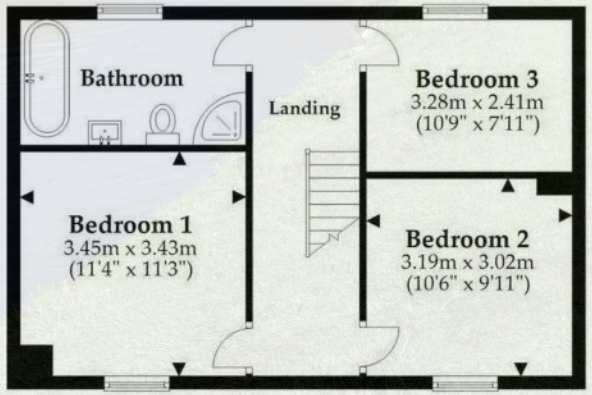
Second Floor

Approx. 12.0 sq. metres (129.7 sq. feet)



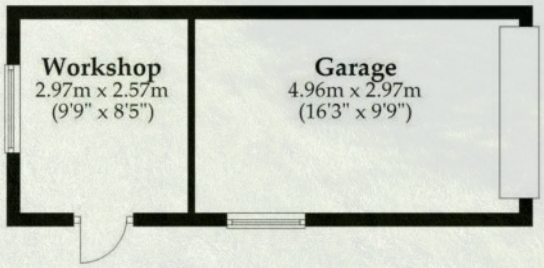
First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



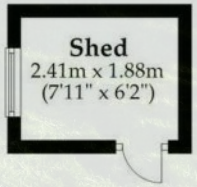
Outbuilding

Approx. 22.7 sq. metres (244.0 sq. feet)



Outbuilding

Approx. 4.5 sq. metres (48.8 sq. feet)



Total area: approx. 148.9 sq. metres (1603.2 sq. feet)

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

LJT SURVEYING





Additional Information

- Tenure: Freehold
- Council tax band: D
- Mains connection to water and electricity
- Gas central heating
- Septic tank (sole use)
- Energy Performance Rating: D Current: 58D Potential: 75C
- FFTP - Fibre to the property directly
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)
- Mobile coverage good across all providers. Please contact your provider for further clarity

The Local Area

Located on the edge of the Avon Valley, offering attractive countryside surroundings and excellent access to a wide range of local amenities. From the house, you are within easy walking distance of the traditional public houses, The New Queen Inn. The medieval town of Christchurch is just over four miles away and provides a comprehensive range of independent shops, boutiques and restaurants, together with a picturesque natural harbour. The town offers excellent leisure facilities including two sailing clubs, a rowing club and beautiful sandy beaches. There are excellent schools nearby, both state and private, making the area ideal for families. The market town of Ringwood is located 4.5 miles to the north and offers an excellent range of independent and well-known shops, cafés and supermarkets. Beyond Ringwood lies the New Forest National Park, with over 140,000 acres of unspoilt heathland and woodland, providing opportunities for walking, cycling and horse riding. The A31 provides rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is approximately 15 minutes' drive away, with Southampton Airport also easily accessible, both offering flights to a wide range of European destinations. Christchurch Railway Station is just 10 minutes away, providing convenient rail connections.













Grounds and Gardens

Externally, the property is approached via a five-bar gate leading to a shingle driveway, offering ample additional parking, along with a garage and workshop. The rear garden is a true highlight, beautifully landscaped with a paved terrace beneath a pergola, areas of lawn, mature planting, and a substantial greenhouse. Enjoying sun throughout the day, the garden gently extends down to the riverbank, creating a peaceful and highly desirable setting.

Directions

From the main roundabout in Ringwood, exit onto Mansfield Road and continue straight over the next three roundabouts. Continue along Christchurch Road towards Kingston and on to Christchurch for approximately 3.5 miles. After some bends, you will come to the property 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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