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Avon Castle, Ringwood, Hampshire, BH24 12BH

FREEHOLD

A five bedroom detached executive style family house constructed in 2009 with exceptionally spacious and versatile accommodation to suit a large family situated in a most sought after location with easy access to the nearby A31 with direct routes to Bournemouth/Southampton/the airport and the M3 to London and the New Forest National park with great walks and also the market town of Ringwood with excellent recreational, shopping facilities and schools.

The property is immaculately presented and benefits from high ceilings with moulded cornicing, bay windows and many rooms provide double or triple aspect offering a good degree of natural light, the overall accommodation has been well thought out and the attention to detail clearly shows. The property also has oak doors, technology with centrally controlled AV, with speakers in the living room ceiling, video entry phones on both floors, alarm system, Clipsal programmable lighting to some rooms, water softener with filtered drinking tap, remote controlled gates and garage doors, lighting outside to front and rear and a retractable swimming pool cover.

The house is entered via a quite stunning and particularly large reception hallway which has a cloakroom/wc to the side and is open to a galleried landing with a beautiful oak balustrade meandering to the first floor. There are three reception rooms, including a living room with French doors, a striking slate faced contemporary style fireplace, beautiful decorative moulded ceiling and a fitted office and dining room. The kitchen/breakfast room offers ample storage space for a large family with high gloss units, granite worktops and an adjoining utility room.

The first floor landing gives access to five double bedrooms which all provide en-suite bathrooms, one of which provides Jack and Jill access. The spacious master bedroom benefits from a walk in wardrobe and together with one of the guest bedrooms has air conditioning.

Outside the property sits within a stunning mature plot of 0.5 acres and is approached via remotely operated gates leading to a large driveway providing parking for several cars with a double garage with storage over and a car port. The rear garden is mainly laid to lawn with mature shrub and tree borders, a heated swimming pool with a summerhouse/pool house to the side and a natural sandstone paved surround which also adjoins the rear of the property providing a delightful patio with a useful veranda used as a dry log store and BBQ areas.

Viewing highly recommended to truly appreciate the size, exceptional condition and most sought after location of this outstanding property, offered with no forward chain.

COUNCIL TAX BAND: F

ENERGY PERFORMANCE RATING: tbc

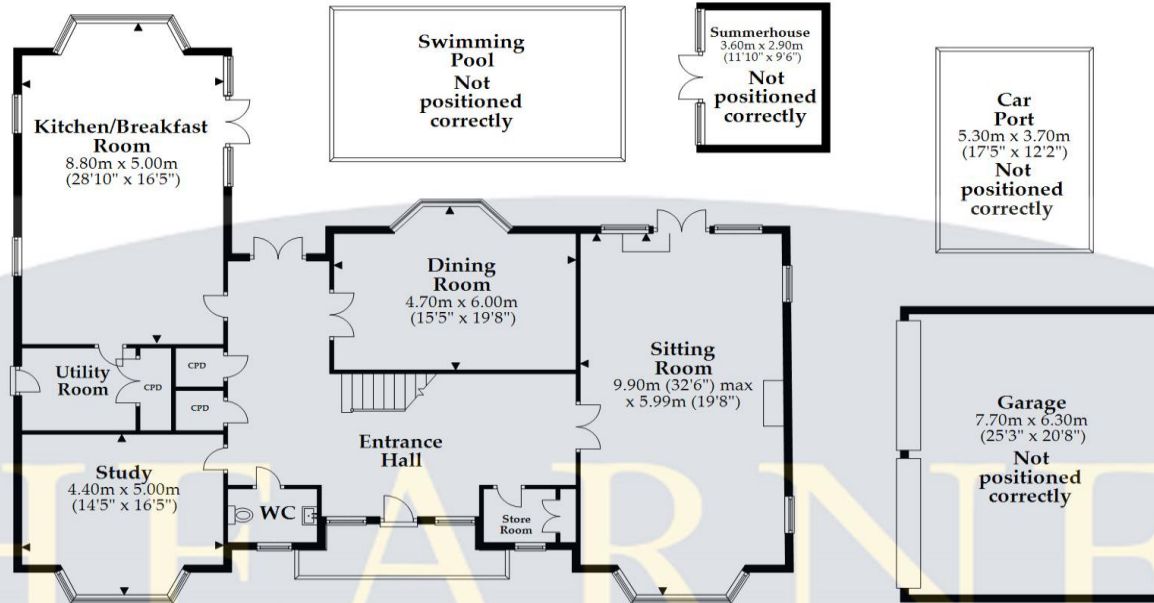
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor

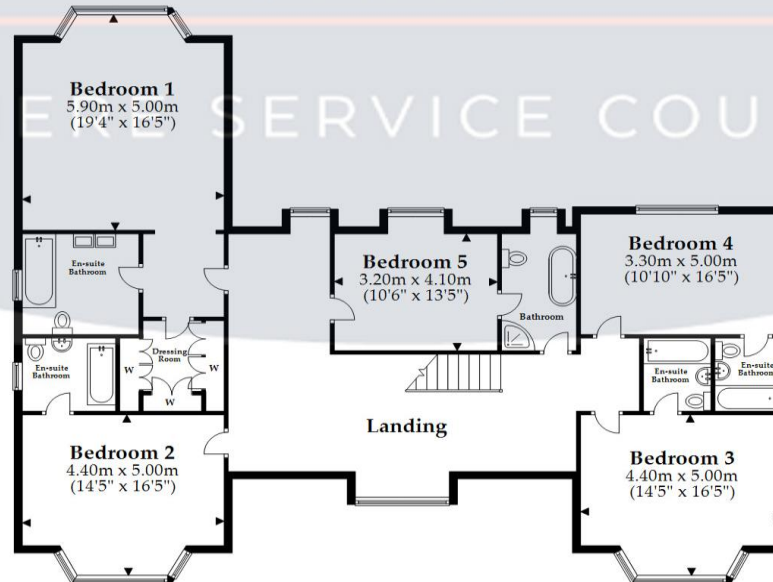
Approx. 251.6 sq. metres (2708.7 sq. feet)



Note: Outbuildings are not included in the total floor area calculations

First Floor

Approx. 180.0 sq. metres (1937.1 sq. feet)



Total area: approx. 431.6 sq. metres (4645.8 sq. feet)

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





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