



HEARNES
WHERE SERVICE COUNTS

Avon Castle, Ringwood, Hampshire, BH24 2BH

FREEHOLD

A wonderful, private and peaceful plot (approaching 0.6 acres), extensive parking and a double garage, area just a few features of this truly exceptional, spacious and versatile family home, that has over 4000 square foot of space.

The current owners have meticulously maintained and improved the property, creating one of the finest and most stylish homes in the area. One of many noteworthy improvements is the addition of a Control 4 smart home AV system (at a cost of over £100,000), with over three miles of invisible cabling, controlling many parts of property, as well as giving you hard wired internet and satellite tv, a jukebox style DVD store and CCTV, amongst many other things.

The property has been built to a very high standard with solid concrete floors on both levels (no creaking floorboards) as well as zoned, underfloor heating throughout.

The first floor lies host to five double bedroom, all having their own private en-suite bath/shower rooms. In particular, the master suite has a walk in wardrobe & dressing room as well as a sleek, contemporary style 5-piece bath/shower room.

The breath-taking galleried reception hall has polished porcelain tiling that extends through to the kitchen/dining room and accesses the principal accommodation.

The ground floor briefly comprises five flexible reception rooms, including a cinema/media room, office, two sitting rooms and a games room. Because of the nature of the layout, it would be easy to create annexe accommodation if it were ever needed.

The kitchen/dining room has been carefully planned and fitted in a range of gloss fronted units with contrasting granite worktops and high quality fitted Neff appliances including a double oven, matching microwave and steam oven and electric hob.

This fabulous family home further benefits from a cloakroom/WC, a separate utility room, double glazing and CCTV alarm/security system.

Adjoining the property is a natural sandstone paved terrace which is perfect for outdoor entertaining and alfresco dining. There is a further composite decked seating area with hot tub (included in sale). The grounds are enclosed by a mixture of fencing, mature trees shrubs and hedging providing high levels of privacy and seclusion.

To the front are remotely operated wrought iron gates that lead to a large, block paved parking/turning area. This in turn leads to the integral double garage, which also has a remotely operated door, power and light. The remainder of the front, like the rear, is laid to 'park like' grounds, there is also a raised decking area with hot tub providing fantastic views across the grounds.

Local Authority: Dorset (east Dorset)

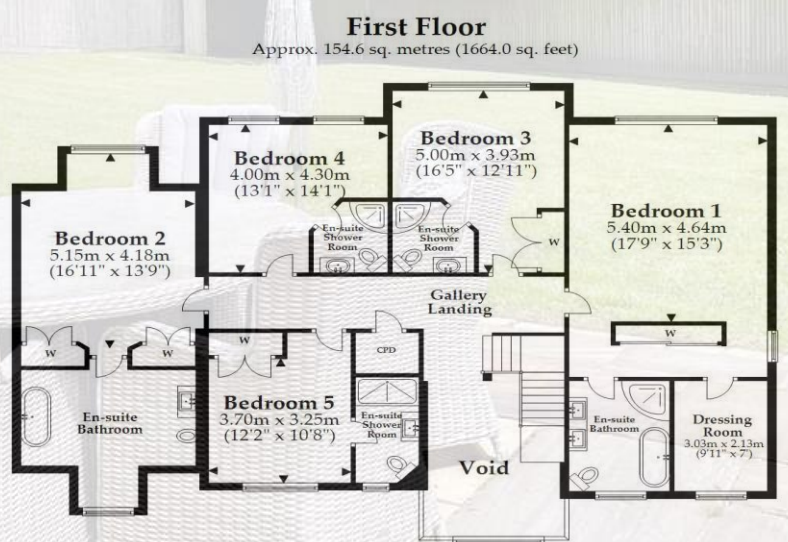
Council Tax Band: H

Energy Performance Certificate (EPC): Rating B

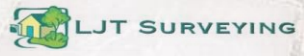
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







Total area: approx. 379.6 sq. metres (4086.5 sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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www.hearnes.com

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: ringwood@hearnes.com

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