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# Avon Castle Ringwood, Hampshire, BH24 2BH

## FREEHOLD

**An impressive five/six bedroom detached bungalow set within a substantial plot of approximately 0.609 of an acre of well enclosed and secluded grounds. The property is situated in a highly regarded and secluded private road within Avon Castle notable for its conservation wooded setting on the edge of the Avon Valley and is conveniently located for easily accessible commuter links via the A31 and A338. There are also mainline train stations and international airports at Bournemouth and Southampton.**

The property has been significantly extended over the years and benefits from gas central heating, powder coated aluminium windows and partial under floor heating.

Beautifully presented in neutral tones throughout the extensive contemporary accommodation of approximately 3045 sq. feet comprises of solid oak double doors opening into an impressive entrance hall which has a large cloaks cupboard, high gloss floor tiles leading to all of the accommodation and external doors opening onto the rear gardens. An open plan kitchen/breakfast/family room is the real hub of the property with wonderful features including a vaulted ceiling, triangular bay window to the front and three sets of French doors providing access onto the rear gardens. A range of high gloss floor and wall units with soft closing drawers and doors, complimenting worksurfaces, large central island unit, Frankie stainless steel sink and drainer, Siemens appliances including four ring induction hob with extractor over, fan assisted oven, integrated microwave, dishwasher and wine cooling fridge, automated coffee machine, space for an American style fridge freezer and high gloss floor tiles with underfloor heating. The high gloss floor tiles continue through to the separate utility room with matching floor and wall units, stainless steel sink, space and plumbing for a washing machine and dryer and de-humidifier extractor. The sitting room is particularly light and airy and is accessed from the entrance hall via double oak glazed doors with matching side panels with bi-folding doors opening onto and overlooking the swimming pool, patio and rear gardens. A study also overlooks the rear and has a walk in cupboard and could be utilized as bedroom six.

There are five good sized bedrooms with the master being particularly spacious with a comprehensive range of wardrobes and drawers, tv and telephone sockets, oak flooring, double sliding doors opening onto the rear and an en-suite wet room fully tiled with porcelain floor and wall tiles and ad a vanity unit with inset basin, shower cubicle, automatic lighting and extractor and ladder style heated towel rail. Bedrooms two and three also benefit from modern en-suites, whilst bedrooms four and five are serviced by either a shower or bathroom both of which have quality fittings. (we are informed the Oak flooring is still in place but some of the bedrooms are now carpeted)

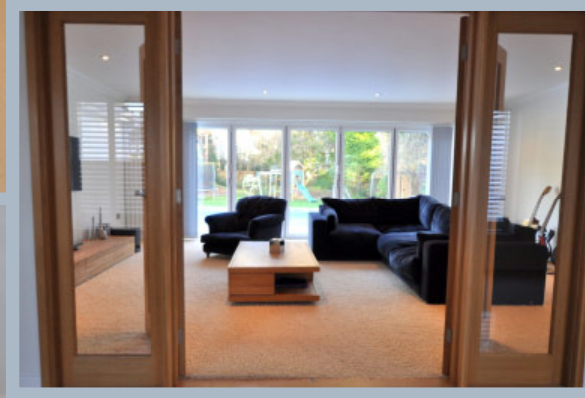
The property is set well back from the road and offers a good degree of privacy and seclusion and is approached via a sweeping paved driveway providing generous off road parking and access to the garage which has an electric sectional roller door, power, lighting, window and personal door to the rear which opens onto a secluded paved patio with an external water tap. The front gardens are mainly laid to lawn with tree and shrub borders. The landscaped rear gardens are a real delight with a limestone patio surrounding the heated swimming pool.

***Viewing is highly recommended to appreciate the sylvan setting and extensive accommodation being offered with no onward chain.***

**COUNCIL TAX BAND: G**

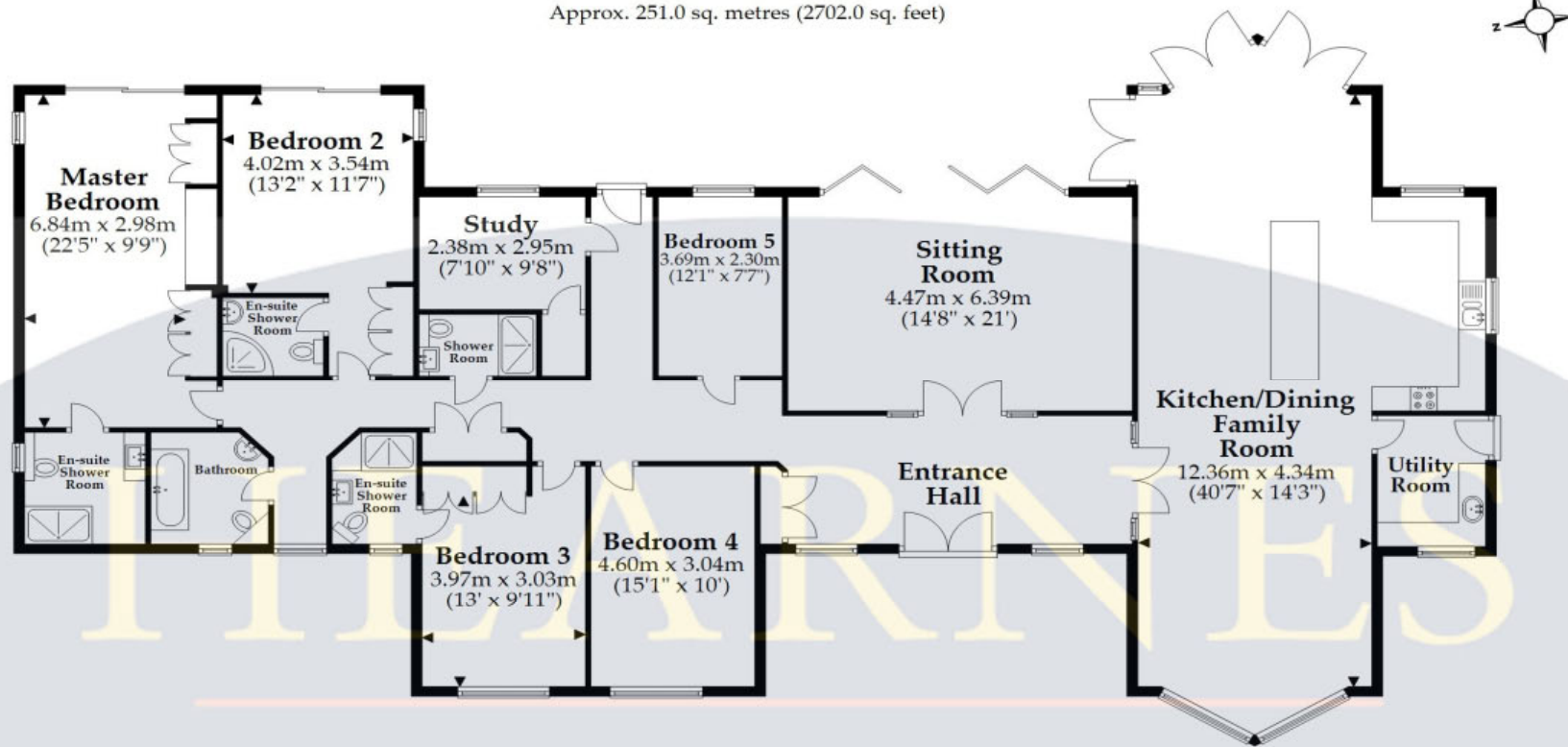
**ENERGY PERFORMANCE RATING: C**





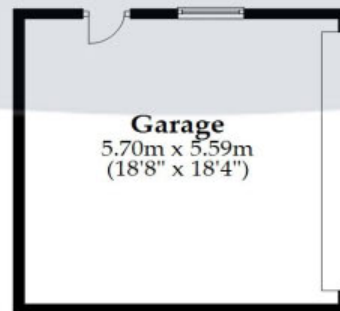
## Ground Floor

Approx. 251.0 sq. metres (2702.0 sq. feet)



## Outbuilding

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 282.9 sq. metres (3045.0 sq. feet)

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











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