



16 Avon Park Ringwood Hampshire BH24 2AT

**WOOLLEY
& WALLIS**

WOOLLEY & WALLIS

OFFERS IN EXCESS OF £755,000

BEAUTIFULLY PRESENTED, UNIQUE AND EXECUTIVE STYLE HOME approx 2600 SQ FT set in a prestigious location within a short distance from the popular town of Ringwood. The property benefits from four bedrooms, master bedroom with en-suite and dressing room, spacious ground floor.



The Situation:

The thriving town of Ringwood offers a bustling community well supported by a range of local and national shops, cafes, wine bars and restaurants. There is an equally good range of schooling in both state and private sector, and the Sixth Form at Ringwood Secondary School is rated Outstanding by OFSTED. The location is well placed for excellent communication links, with the A31 and A338 providing convenient access to Southampton and Bournemouth respectively, where mainline rail services and international airports can be found.

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME IN SOUGHT AFTER CUL-DE-SAC

WALKING DISTANCE TO TOWN AND RINGWOOD SCHOOLS, YET IN A PEACEFUL LOCATION

4/5 BEDROOMS (4 BEDROOMS UPSTAIRS)

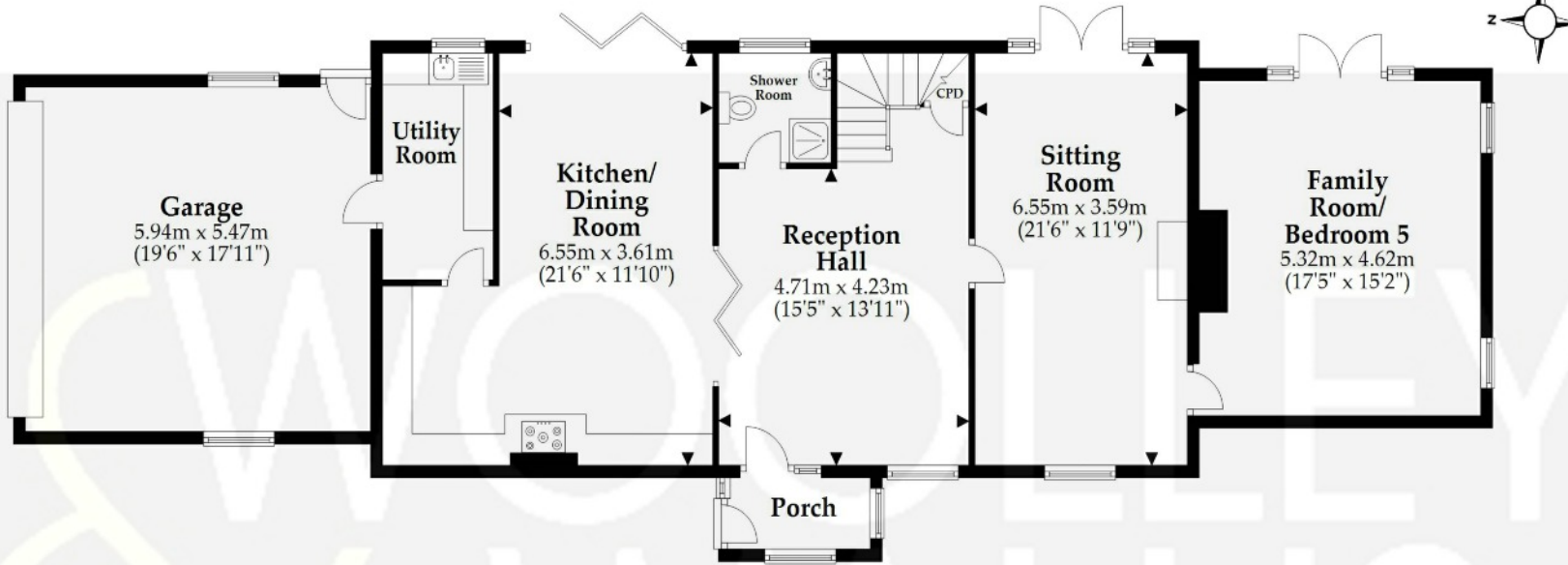
DRESSING ROOM AND LARGE EN-SUITE TO MASTER BEDROOM





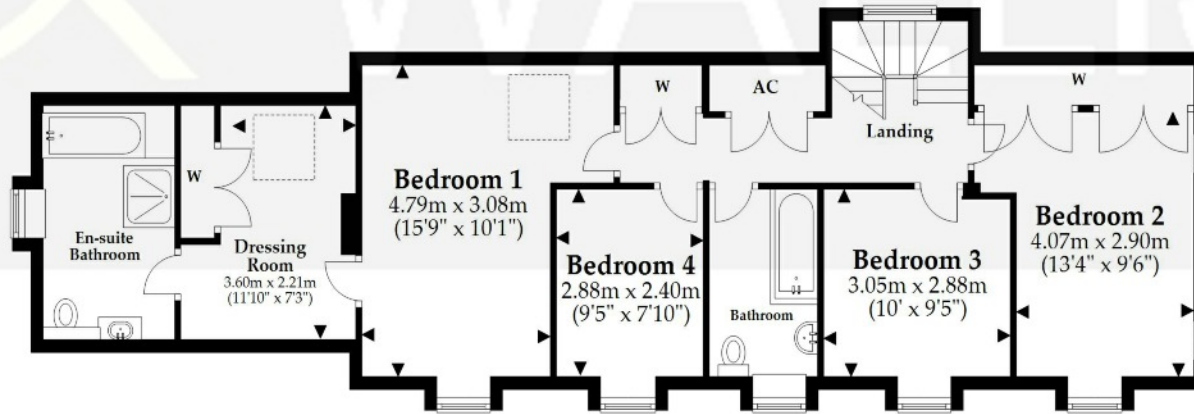
Ground Floor

Approx. 152.0 sq. metres (1636.4 sq. feet)



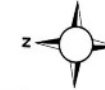
First Floor

Approx. 87.1 sq. metres (937.8 sq. feet)



Total area: approx. 239.1 sq. metres (2574.2 sq. feet)

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



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 73 | 83 |
| EU Directive 2002/91/EC | | | |

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2020.





STUNNING OPEN PLAN KITCHEN / DINER

SEPARATE LIVING ROOM WITH BRICK BUILT OPEN FIRE

SEPARATE FAMILY ROOM/BEDROOM 5

HUGE WELCOMING HALLWAY (WHICH HAS PREVIOUSLY BEEN USED AS A FORMAL DINING AREA)

This fabulous home is situated in a prestigious location at the head of a quiet cul de sac a short walk from the popular town of Ringwood (approx 1 mile away).

The property benefits from four/five bedrooms, (master bedroom with en-suite and dressing room), spacious ground floor accommodation and integrated electric-door double garage. Recently refurbished and extended by the current owners, this large family home offers direct access from all principal rooms into the gardens to enjoy outdoor entertaining during the summer months. There is a particularly stylish patio area for al fresco dining and Jacuzzi hot tub (available upon negotiation).

The entrance to this beautifully presented home is via a recently built porch which opens into a huge hallway which has previously been used as a dining room. The recently fitted Amtico flooring runs through the hallway into the downstairs shower room.

The open plan kitchen/diner which is double aspect is a particular feature of the house with bi-folding doors leading into the rear garden. There is an adjoining utility room with door into the double garage.







The main living room which is also double aspect is well proportioned with a central brick built open fireplace and patio doors out to the rear garden.

A further separate reception room which is currently used as a family room is a wonderful addition to the family home allowing a separate area for children or guests. There are further patio doors leading out to the rear garden with a lovely view of the perennials and shrubs.

The first floor offers four bedrooms.

The master suite is a large double room (currently with a superking size bed) with a separate dressing room as well as a large ensuite with shower cubicle, bath, wc and hand basin.

Bedrooms two, three and four are serviced by the family bathroom.

Bedroom four is currently used as a home office.

Outside

The property is approached via a stone driveway leading to an electric up and over double garage.



The frontage offers a path to the front door and low maintenance slate covered grounds.

The rear garden is mainly laid to lawn with patio areas. There is a side garden which currently homes a shed and log store.

The house has the benefit of CCTV and security alarm.

There is also scope to extend (STPP) above the flat roof extension to enlarge the upstairs area.

Video to follow.







23 High Street | Ringwood | Hampshire | BH24 1AB
01425 482380 | Ringwood@w-w.co.uk
www.w-w.co.uk

**WOOLLEY
& WALLIS**