



**Avon Avenue, Avon Castle, Ringwood**

£2,500,000 Guide Price



# Property Description

## Summary

A fabulous five bedroom double fronted detached family residence standing impressively within its three quarter of an acre grounds, featuring an indoor swimming pool complex and an attached four car garage. This high specification property, which extends to about 6,284 sq ft, has been designed to the current owners bespoke specification by Tony Holt Design, and the build was completed in 2018. The well appointed and versatile accommodation, which benefits from underfloor heating and powder coated aluminium framed double glazing throughout, includes four ground floor reception rooms, a large kitchen/breakfast room, master bedroom suite with a dressing room and bathroom, bedroom two and three also have en suite bathrooms, and a further family bathroom serves bedrooms four and five.

## Situation

The Avon Castle Estate is an exclusive enclave of individually built and luxuriously appointed residences located on the outskirts of the historic market town of Ringwood, which offers a diverse range of independent and national retailers, including Waitrose, Sainsbury and Lidl, as well as numerous cafes bars and restaurants to suit most culinary tastes. The property is well placed to access to the A31 for Southampton and beyond( via the M27), or Bournemouth/South Coast and the cathedral city of Salisbury (via A338). The town is also served by frequent bus and coach services linking nearby regional centres, London (Victoria), Heathrow and Gatwick airports. The property is also well placed for access to the nearby Castleman Trailway, Moors Valley and Avon Country parks, as well as the New Forest National Park with its thousands of Acres of woodland and heathland and where to the famous new forest ponies roam freely.



EPC Rating: B

## Key Features

- ✓ Four Car Garage
- ✓ Approximately 0.75 Acre Plot
- ✓ Approximately 6,284 Sq Ft
- ✓ Indoor Swimming Pool Complex
- ✓ Designed By Tony Holt Design
- ✓ Situated In The Exclusive Area Of Avon Castle
- ✓ Three En Suite Bathrooms
- ✓ Five Double Bedrooms
- ✓ Master Bedroom Suite With Dressing Room And Bathroom
- ✓ Private Road



# Rooms

## Galleried Reception Hall

Impressive oak open tread staircase with glazed balustrade rises to the galleried first floor landing. Engineered oak flooring. Oak framed glazed internal doors lead to;

## Sitting Room

Approached via double oak framed glazed doors from the reception hall. Limestone fire surround, polished granite raised hearth, fitted log burning stove. TV aerial point. Double glazed casement door and adjacent matching full height windows provides access onto the Easterly aspect patio and rear garden. Further side aspect casement window. Oak framed glazed double doors lead into;

## Dining Room

Approached from the Entrance Hall via oak framed glazed double doors. Hardwired smoke detector. Double glazed casement door and matching full height side panel window provides access and overlooks the Easterly aspect patio and rear garden.

## Study

Approached from the reception hall via oak framed double doors. Front Westerly aspect casement window. Smoke detector.

## Kitchen/Family Room

Oak framed glazed double doors from the reception hall. Porcelain tiled floor. Split level centre island. Granite work surface. Inset Neff four ring induction hob. Neff extractor with a multi speed fan set into a floating ceiling. Cupboard and drawer units beneath. Wine fridge. Adjacent low set quartz stone breakfast table. Further granite work surfaces with back stands. Under mounted Franke one and a half bowl sink with swan neck mixer tap and rinser. Under mounted Neff dishwasher. Cupboard and drawer units beneath the work surfaces. Matching wall hung kitchen cabinets with led down lighters. Integrated Neff fan electric oven with warming drawer. Neff steam oven. Microwave oven. Recess for an American style fridge freezer. Integrated Neff coffee machine. Tall larder cupboard with racking. Casement door with fitted vertical blind provides access to an expansive paved patio area. Ferrari themed breakfast bar with window above views into the pool area.

## Snug

Approached directly from the Kitchen/Family Room. Recessed oak shelving. Recessed space for a wall hung widescreen television with glazed shelving to either side. Double glazed casement door with adjacent full height glazed windows provides direct access onto the rear garden.

## Indoor Swimming Pool Complex

Approached via glazed oak framed double doors from the kitchen/family room. 10m x 4m heated swimming pool with a remotely operated swimming pool cover. Fully tiled surround to the swimming pool perimeter. Triple aspect full height double glazed window panels with front and rear casement doors providing access onto the 'wrap around' patio and rear garden. Lantern style roof light immediately above the pool. Door leads to;

## Pool Shower Room

Fully tiled. Contemporary style vanity unit with two drawers beneath. Wall mounted shelved cupboard above. Close coupled wc. Corner quadrant shower cubicle with thermostatic shower valve. Door to;

## Swimming Pool Plant Room

Glowworm Energy 30c gas fired boiler for the pool heating. Wall mounted programmer for pool heating. Pump and UV filter. Pentair taiga tagelus high rate sand filter. Under floor heating manifolds.

## L - Shaped Inner Hall

Approached from the reception hall. Engineered oak flooring. Deep walk in double cloaks cupboard. Stella flow unvented hot water storage cylinder. Keypad for the fire alarm control. Consumer unit. Drayton programmer for the underfloor central heating and hot water.

## Gym

Dual aspect with a vaulted ceiling. TV aerial point. Oak laminated flooring.

## Cloakroom

Close coupled wc. Limestone contemporary style stone finish basin set on a limestone tiled counter with splashback. Adjacent riser tap. Extractor fan. Opaque glazed external window.

## Utility Room

Engineered oak flooring. Hardwired smoke detector. Laminated rolled edge work surfaces. Inset single drainer sink. Cupboards and drawers beneath and space/plumbing for a washing machine. Tall shelved cupboard also houses the Glowworm energy 30s gas fired central heating boiler for the underfloor heating. Broom cupboard. External doors provide access to the front driveway and side accessway/kitchen garden. Further internal fire door provides access to;

## Attached Four Car Garage

Served by two double width remotely operated sectional 'up and over doors'. Hardwired smoke detectors. Electric power and light. Alarmed.

## **Galleried First Floor Landing**

Glazed balustrades with a light well immediately above the staircase opening. Front aspect picture window. Built in double airing cupboard with slatted shelving. Oak doors lead to;

## **Master Bedroom Suite**

11ft wide recess for a double bed and bedside cabinets. Glazed display shelving with led downlighters. Front aspect window.

## **En Suite Dressing Room**

Ample space for free standing or fitted wardrobes. Further door leads to;

## **En Suite Bathroom**

Fully tiled contemporary style white suite. Tankless smart toilet with automatic flush. Driftwood patterned wall hung vanity unit with a backlit mirror above. Adjacent matching tall bathroom unit. Contemporary style oblong bath. Shower enclosure with glazed side screens and a thermostatic shower valve. Extractor fan.

## **Bedroom Two**

Front aspect double bedroom. Door to;

## **En Suite Bathroom**

Fully tiled. Close coupled wc. Double shower cubicle with folding glazed shower screen. Thermostatic shower valve. Contemporary style vanity unit. Riser style mixer tap. Back lit mirror. Contemporary style double ended oval bath tub with a riser style mixer tap. Heated towel rail. Extractor fan.

## **Bedroom Three**

Rear aspect double bedroom. Door to;

## **En Suite Bathroom**

Fully tiled. Tankless smart toilet with automatic flush. Panelled bath inset into a fully tiled surround. Shower enclosed with glazed side screens and thermostatic shower valve. Vanity unit with a back lit mirror above. Extractor fan. Heated towel rail.

## **Bedroom Four**

A rear aspect double bedroom. TV aerial point.

## **Bedroom Five**

A rear aspect double bedroom. Hinged access with ladder to the boarded attic space. Service hatch provides access to the skylight above the galleried landing. TV aerial point.

## **Family Bathroom**

Full porcelain tiling. Close coupled wc. Wall hung vanity unit.

Contemporary style bath. Flush fitting mixer controls. Corner quadrant double shower enclosure with a thermostatic shower valve. Extractor fan.



# External Areas

## Front Garden

The front boundary is retained by a substantially built brick wall with brick piers and ironwork railings. An impressive pair of high ironwork electric gates (which can be remotely controlled via an app), provide access to a sweeping block paved driveway which in turn leads to a parking/turning apron immediately in front of the four car attached garage - to the side of which is a further loose gravel hardstanding and a water tap. To either side of the driveway are split level areas of lawn lightly interspersed with ground cover shrubs and scots pine trees. On the South Side of the property there is a good sized 'suntrap' light oak effect porcelain tiled patio, that wraps around the swimming pool room complex, and extends across the full width of the rear of the property.



## Rear Garden

The rear garden in the main is laid to an expansive area of lawn bounded by well stocked borders with an array of ground cover shrubs and ornamental trees. A timber garden chalet with an adjacent timber built store room and log store are also sited in in rear garden, behind which there is a useful composting/garden waste area. On the North East side of the property a vegetable/kitchen garden area has been created, with raised parterres, an aluminium framed green house, garden tool store and a further external water tap. A gravelled pathway from the North side then leads back around to the front of the property. In total the property and its grounds extend to about 0.75 acre.



## Garage

### 4 Parking Spaces

A four car garage with twin sectional electric 'up and over doors'. There is further plentiful parking and turning space immediately front of the garage.

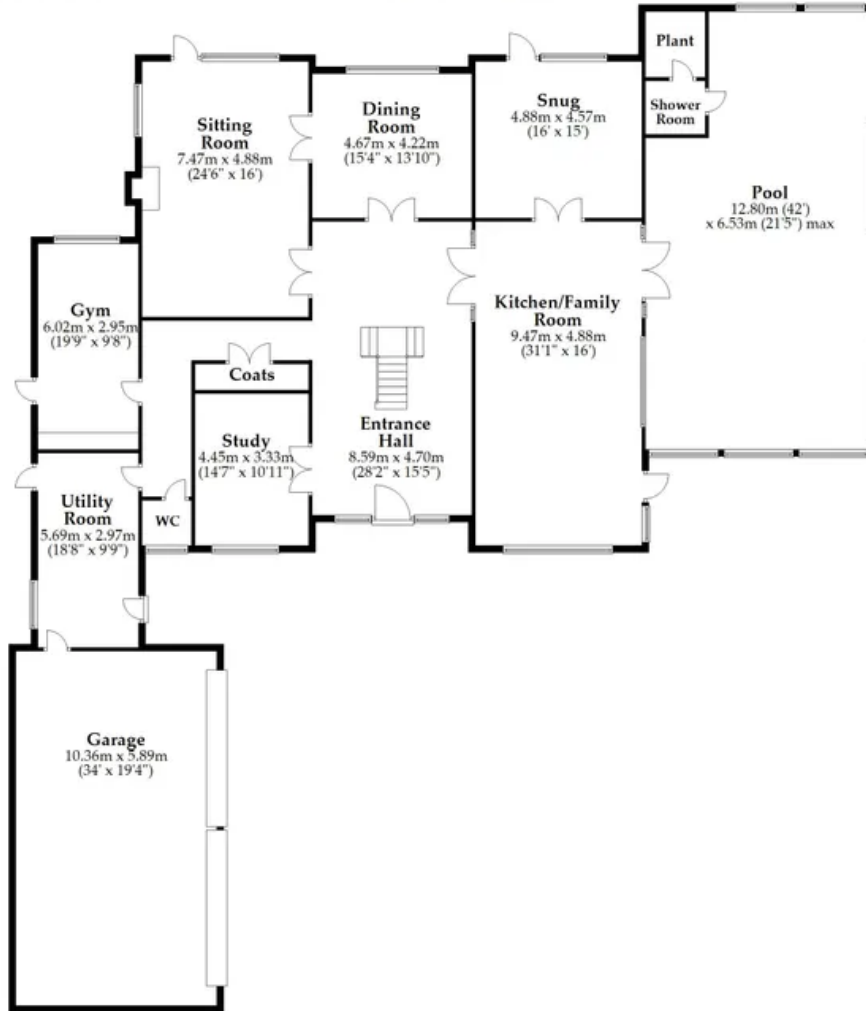




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

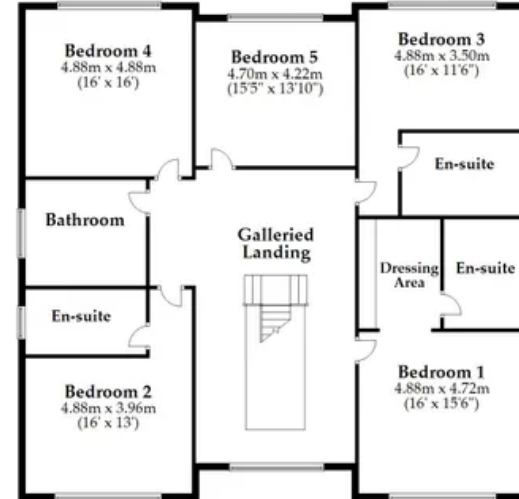
## Ground Floor

Approx. 382.9 sq. metres (4121.4 sq. feet)



## First Floor

Approx. 200.9 sq. metres (2163.0 sq. feet)



Total area: approx. 583.8 sq. metres (6284.4 sq. feet)

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



## **Fells New Forest Property**

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