







## Glenburn, Davids Lane, Ringwood, BH24 2AW

*This property is a stunningly extended and renovated home situated in one of Ringwood's most prestigious areas. Positioned on an enviable plot of approximately 0.66 acres, it boasts four spacious double bedrooms, each with its own en-suite bathroom.*



- Stunningly extended and renovated home
- Situated on approximately 0.66 acres of land
- Four spacious double bedrooms, each with en-suite bathroom
- Bright reception hall with elegant porcelain flooring
- Sitting room with striking open fireplace
- Double Garage

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## ACCOMMODATION

Upon entering through the covered porch, you're greeted by a bright and welcoming reception hall featuring elegant porcelain flooring. The ground floor includes a family room, a dual-aspect kitchen/dining room with top-of-the-line appliances, including NEFF ovens and Bosch refrigeration, and a utility room with ample storage space. The family room leads to the sitting room, highlighted by a striking open fireplace with a granite surround. A hallway off the sitting room provides access to a downstairs cloakroom, the boiler room, and double garages. Ascending to the first floor, a well-lit landing showcases a lantern light in the ceiling. The four bedrooms are all generously proportioned, with built-in wardrobes and luxurious en-suite facilities. Bedroom one features a spacious layout with Hammonds built-in furniture and a stunning en-suite bathroom with both bath and walk-in shower. Throughout the property, underfloor heating ensures comfort, while the bathrooms boast modern touches such as touch-light mirrors. Outside, the property is accessed via solid wooden electric gates and features a block-paved driveway with ample parking, beautifully landscaped gardens, and outdoor entertaining areas, including a covered patio with a brick-built barbecue. Situated near the picturesque Avon Castle, the property enjoys a convenient location on the outskirts of Ringwood with excellent transport links to nearby towns and cities. Whether you're drawn to the coastal attractions of Bournemouth and Poole or the natural beauty of the New Forest National Park, this property offers the perfect balance of luxury living and convenient access to amenities and attractions.




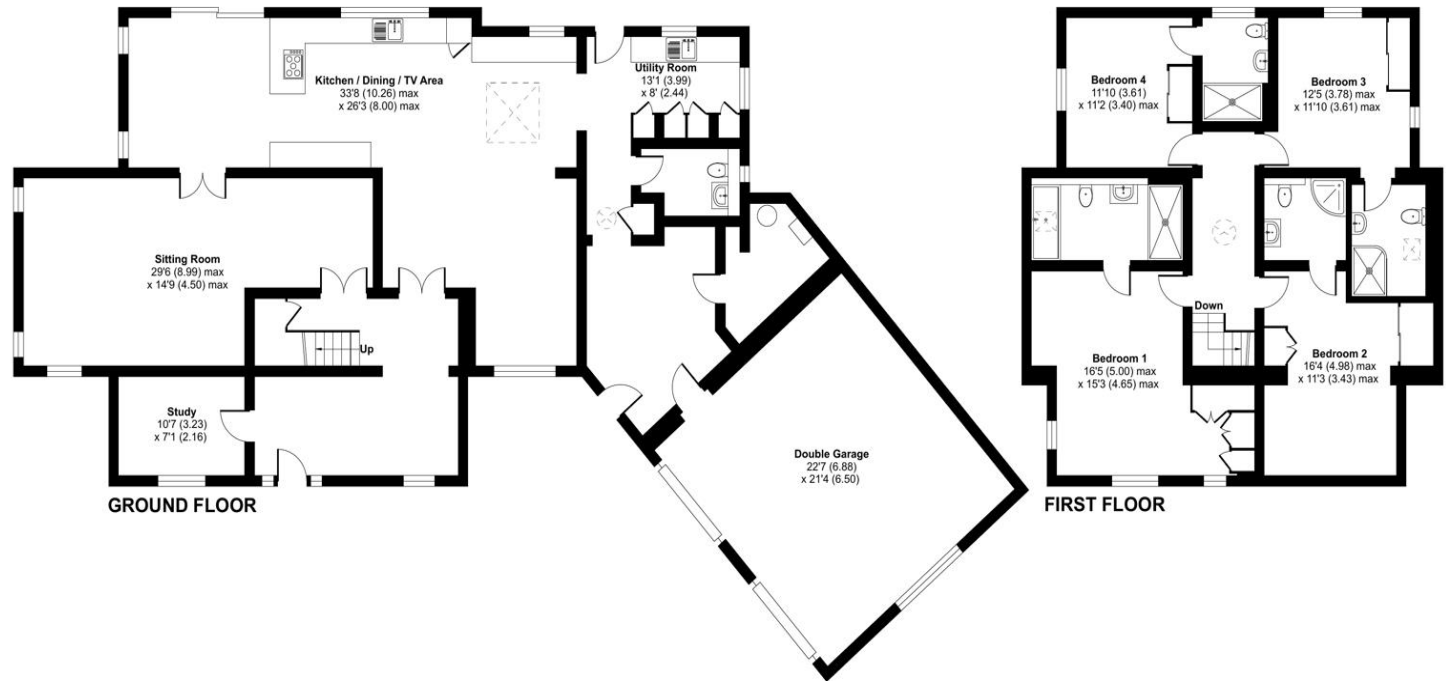
## SITUATION

The property enjoys a picturesque setting bordering the mature wooded area of Avon Castle, offering a serene and natural environment. Situated on the outskirts of the charming market town of Ringwood, residents benefit from a tranquil lifestyle while still having access to excellent transportation links. Ringwood provides convenient access to major centres such as Bournemouth, Poole, Salisbury, and Southampton, making it an ideal location for commuters or those seeking easy access to amenities and attractions in nearby cities. Sailing enthusiasts will appreciate the proximity to renowned resorts in Poole, Christchurch, and Lymington, offering opportunities for leisure and recreation on the water.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	<b>75</b>	<b>81</b>
England, Scotland & Wales	EU Directive 2002/91/EC	

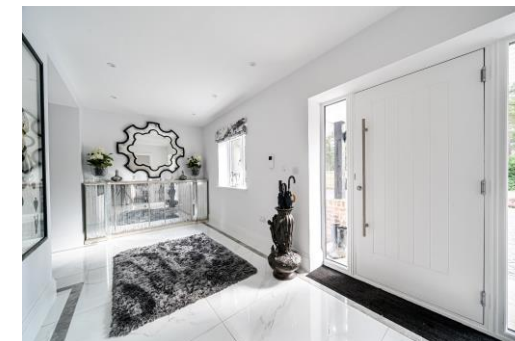


Approximate Area = 3018 sq ft / 280.3 sq m  
 Garage = 484 sq ft / 44.9 sq m  
 Total = 3502 sq ft / 325.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1100948





**LOCAL AUTHORITY**

Dorset County Council  
Council Tax Band F

**GUIDE PRICE**

Asking Price £1,600,000

**TENURE**

Freehold