

# *The Bothy*

Avon Castle Drive, Ringwood, Hampshire BH24 2BE



*Beyond your expectations*

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# THE BOTHY

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The Bothy is a country style residence with several hundred of feet of river frontage and beautiful views of Avon Valley. The main house has a linked Guest Cottage, tennis court, indoor pool complex, extensive garaging and four acres, all within 15 minutes of Bournemouth's coastal resorts and 10 minutes of the New Forest National Park.

## Main Residence:

Master bedroom with en-suite | dressing room and balcony | four further bedrooms | family bathroom | entrance hall | study | billiard room | sitting room | dining room | sun room | kitchen/breakfast room | utility | bedroom six with en-suite shower room | cloakroom

## Guest Cottage:

Master bedroom | second bedroom | bathroom | kitchen/dining room conservatory | utility room | shower room | sitting room with stairs leading to the first floor

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## Description

Approached via either of two private driveways, this bespoke built family residence with two bedroom linked cottage provides for almost every requirement with flexible, well proportioned living accommodation in excess of 6,000 sq ft.

The main house features a number of statement rooms, including a 23' double aspect sitting room, 20' dining room and 18' kitchen/breakfast all interlinking with stunning views across the Avon Valley.

Further rooms of note are a 23' double aspect billiard room, 20' sun room and a magnificent master suite with en-suite bathroom, separate dressing room and private balcony offering elevated views. Set behind the property is a superb swimming pool complex with 35' pool, changing room, shower room and sauna.

## Situation

Avon Castle is a prestigious residential area located close to the western border of the New Forest National Park. Mature hedgerows define the main Avon Castle Drive, which leads to a number of private, secluded lanes offering some of the best properties in the area. Naturally, there are only a limited number of Avon Castle properties with river frontage, with this being arguably the most desirable. Whilst one of the main attractions is the private nature of the setting, the popular market town of Ringwood (2 miles) is easily accessible and offers a range of independent retailers, boutique shopping, coffee shops, restaurants and public houses alongside the Waitrose and Sainsburys supermarkets.









## Outside

Extending to over 4 acres, the grounds offer a simply breathtaking and contrasting outlook from the raised accommodation and approach driveways. Lawned garden areas are bound by mature hedgerow and trees with well stocked flower and shrub beds fed by an extensive irrigation system. A principal rear elevation lawn gently sweeps away from the house towards a large terrace, which in turn forms the roof of the pool complex below. Adjacent to the cottage is a full sized tennis court, with garage facilities set behind and to the side. We understand that fishing rights are enjoyed along the many hundreds of feet of river frontage and full details of these rights can be provided on request from the owners.

## Services

Mains electricity and water. Private drainage.

## Local Authority

East Dorset District Council.

## Directions

From junction 1 of the M27 follow the A31 through the New Forest. Upon reaching Ringwood take the B3081 exit towards Verwood/ Matchams, turning left onto Hurn Road. Continue along this road before turning left into Avon Castle Drive. Follow this road and turn left into Avon Avenue. Proceed towards the end of Avon Avenue before turning left into Egmont Drive. Follow the road round and down to the left and onto the unmade road, passing the old cottages on the right. Follow the driveway round and the entrance to number 63 can be found in front of you

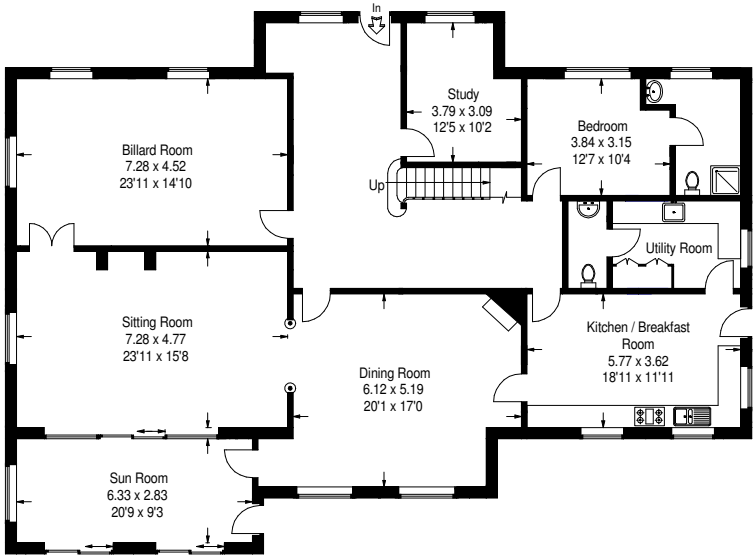




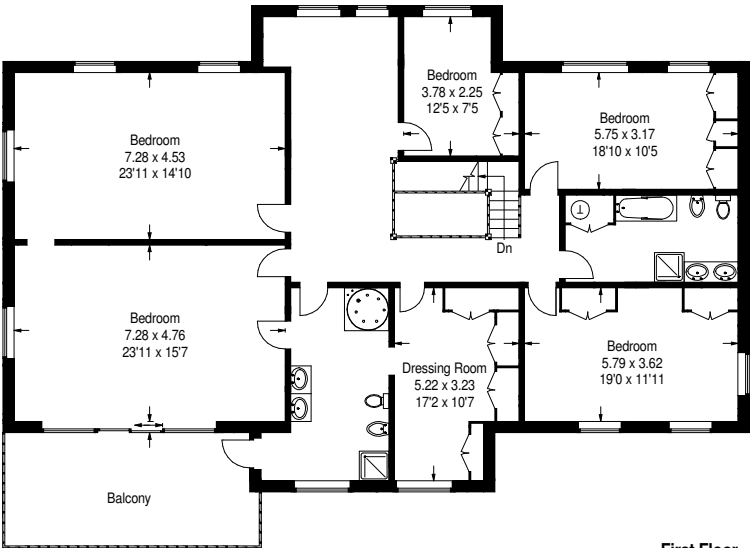
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 427 sq m / 4596 sq ft  
 Garages = 104 sq m / 1119 sq ft  
 Pool = 113 sq m / 1216 sq ft  
 Guest Cottage = 135 sq m / 1453 sq ft  
 Total = 779 sq m / 8384 sq ft

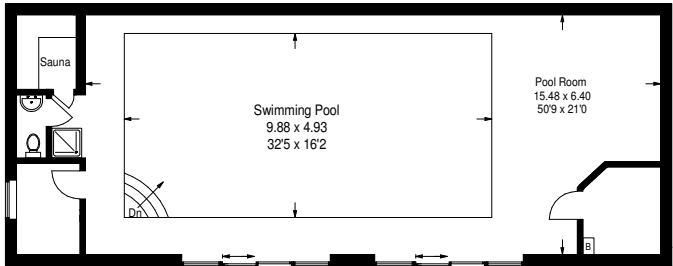
 = Reduced headroom below 1.5 m / 5'0"



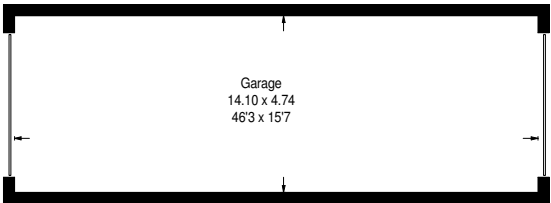
Ground Floor



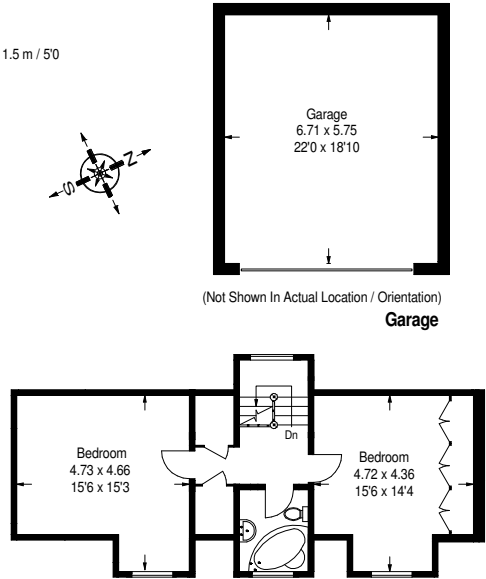
First Floor



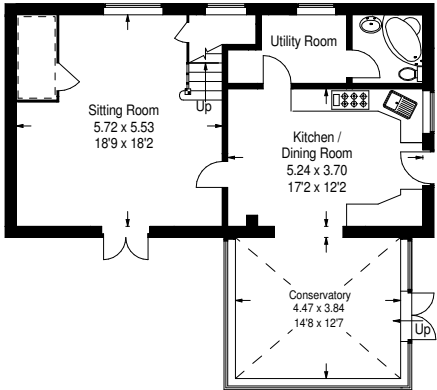
Pool



(Not Shown In Actual Location / Orientation)  
**Garage**



Guest Cottage - First Floor



(Not Shown In Actual Location / Orientation)  
**Guest Cottage - Ground Floor**



## Hamptons Winchester

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**FOR CLARIFICATION** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

