



This luxurious, brand new residence enjoys a lakeside setting in mature grounds. The property is situated in the prestigious area of Avon Castle, once the seat of the Earl of Egmont. The area is now renowned for its banks of rhododendrons and provides a setting for some of the areas most impressive homes. The historic market town of Ringwood, with its weekly street market, shopping facilities and amenities, is approximately two miles distant and the larger neighbouring conurbations of Bournemouth, Poole, Southampton and Salisbury are all accessible along with the countryside of the New Forest. Leisure facilities within the locality include golf on the numerous courses within the area, fishing on the River Avon and sailing at Christchurch, Lymington and Poole. The New Forest is located only a short distance away offering walking and equestrian pursuits.

Joint Selling Agents



TEL: 01425 480456
The Furlong, Ringwood, Hampshire
BH24 1AT Fax: 01425 480247

TEL: 01425 470283
38/41 High Street, Ringwood, Hampshire
BH24 1AD Fax: 01425 471265

GROUND FLOOR

Living Room	5.06	x	6.08 + Bay	16'6"	x	19'9"
Dining Room	4.77	x	4.09	15'6"	x	13'4"
Family Room	4.77	x	3.15	15'6"	x	10'3"
Kitchen/Breakfast	6.87	x	3.85	22'5"	x	12'6"
Utility Room	3.95	x	2.25	12'9"	x	7'4"
Study	4.00	x	2.80	13'1"	x	9'5"
Bedroom 2	4.39	x	4.28 + Bay	14'4"	x	14'0"
Ensuite	3.10	x	1.19	10'1"	x	3'9"
Bedroom 4	4.84	x	2.75	15'8"	x	9'1"
Bedroom 5	3.69	x	2.75	12'10"	x	9'1"
Bathroom	2.40	x	2.00	7'8"	x	6'5"
Cloak Room						
W.C.						

FIRST FLOOR

Bedroom 1	4.36	x	6.08 + Balcony	19'9"	x	14'3"
Ensuite	2.80	x	1.80	9'1"	x	5'9"
Bedroom 3	4.39	x	4.28	14'4"	x	14'0"
Ensuite	3.20	x	1.10	10'7"	x	3'9"
Gallery Landing						



How to find Watersedge.

From Ringwood take the A31 dual carriageway in the Ferndown direction. On passing the Texaco Service Station (on the left hand side) turn left, sign posted Verwood and Matchams. At the bottom of the hill turn left into Hurn Lane which becomes Hurn Road, after approximately one mile turn left through the Avon Castle gates, taking the first turning right into Avon Avenue. The site will be found immediately on the right hand side.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Minor variation in the finished construction and landscaping should be expected. Any landscaping shown on the artists impression and site plan indicate possible mature landscaping. Ankers & Rawlings Ltd. reserve the right to alter the specifications without prior notice. Measurements are given in metres followed by ft. inches. Designed and printed by The Roman Group, Bournemouth





Watersedge

A luxurious, brand new 5 bedroom new residence enjoying
a lakeside setting in mature grounds, including boating
and fishing rights.

Avon Castle • Ringwood • Dorset



Developers

A&R
ANKERS & RAWLINGS
DEVELOPMENTS LTD

NHBC