



## Fore Royal Gorley Road Ringwood

£3,995 PCM

A beautifully presented four bedroom detached family home located in a stunning spot with large garden and ample parking. The property is located in the hamlet of Linbrook and within easy access of the A31, A338 and Ringwood. This property is available for a long term let. Holding Deposit: £912 Security Deposit: £5463 Council Tax Band: G



- Well Presented • Redecorated Throughout • Ample Parking • Electric Gates • Large Garden • Flexible Living Accommodation

On entering the property the front door leads to living room, sitting room and an additional reception room. The sitting room is located to the rear of the property and overlooking a large terrace with doors opening out. The living room is large and looks to the front garden with walkway to the kitchen, door to downstairs modern toilet and stairs to the first floor.

The kitchen is well equipped with plenty of work and cupboard space with central island, oven and hob and sink overlooking the garden. A door comes off the kitchen to the utility room which has benefit of cupboard space, washing machine, tumble dryer and door to the garden. Also off the kitchen is the breakfast room with duel aspect creating a fantastic sense of light and space.

There are two additional reception rooms which could be used as a home office, gym or fifth bedroom.

Upstairs there are four bedrooms, 3 of which are doubles and a single. The master bedroom enjoys fitted wardrobes and ensuite bathroom with corner bath, walk in shower, hand basin and toilet. The second room also enjoys it's own ensuite with bath, separate shower, hand basin and toilet. There is an additional family bathroom with bath, shower, hand basin and toilet.

Outside the large grounds are mostly laid to lawn with mature borders. There is a terrace that wraps around the property perfect for outside seating and alfresco dining. There is a large gravel

driveway for several cars with electric gates. There is also a large outbuilding which is great for storage.

Available for long term let.

The property's construction is brick and tile.

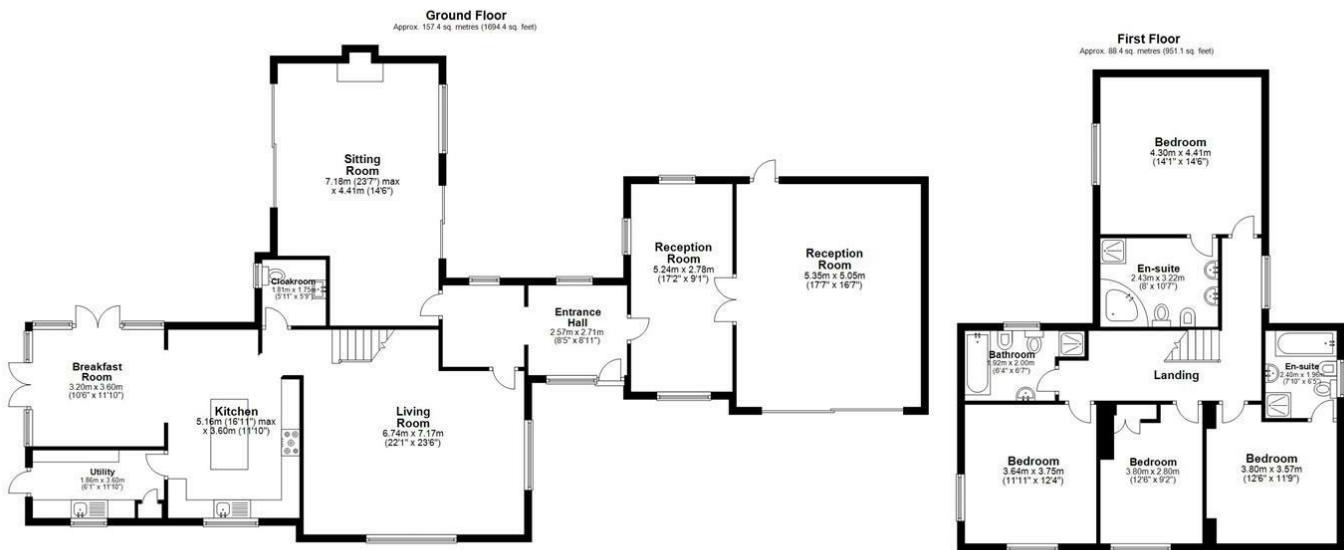
The property has mains LPG gas heating, an electricity supply, mains water and a septic tank.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

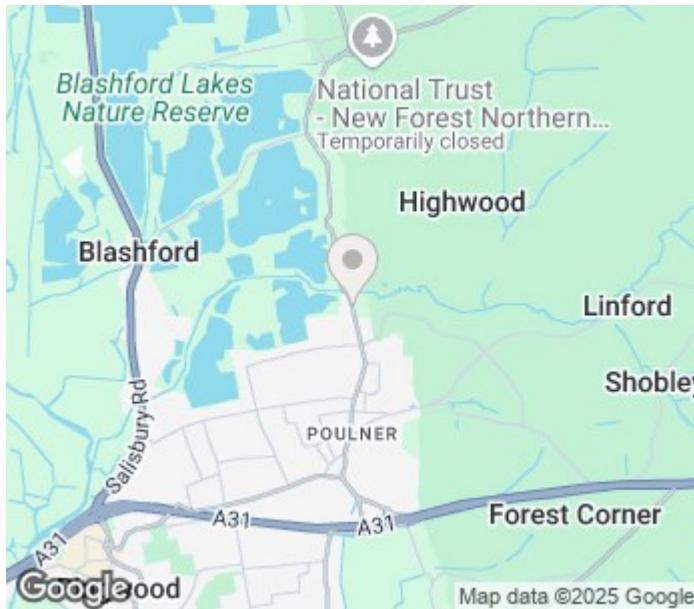
#### ADDITIONAL INFORMATION

Council tax band: G Furnishing Type: Unfurnished Security Deposit: £4,609 Available From: 6th January 2025





Total area: approx. 245.8 sq. metres (2645.5 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plan produced using Planup.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



#### ABOUT US

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