



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire BH24 1UP

FREEHOLD

Conveniently situated and ideal for families this three double bedroom Edwardian house is presented in excellent condition throughout. Having been extended by the current owners and now offering a lovely arrangement of accommodation together with a wonderful décor of period tones throughout.

The enclosed entrance porch leads straight through to the sitting/dining room. Two well defined rooms the sitting room enjoys an outlook to the front and a delightful wood burner giving a cosy and welcoming focal point to the room. The dining room has ample room for a sizeable dining table and chairs and a bay window to the front. The kitchen/breakfast room lies to the rear, forming part of an extension this whole area is bright and airy and houses a great selection of floor and wall mounted units together with complimenting tiling and wood effect worktops. A range style cooker with complimenting extractor hood and a crisp white ceramic butler sink compliments the overall style. Tiled flooring extends through to the breakfast area which has ample room for table and chairs and adjacent double doors lead straight out into the garden. A well placed utility provides a perfect place for all laundry appliances as well as ample room for coats and shoes and door to outside. From here is also a cloakroom/wc with wash hand basin.

Stairs lead to the first floor which offers three generous double bedrooms. Part forming the extension by the present owners the accommodation is well arranged for a family and all bedrooms have fitted wardrobes. The master bedroom with feature cast fireplace, overlooks the front and has use of a wonderful en-suite including a double walk in shower cubicle. The remaining two bedrooms have use of the family bathroom which once again is fitted with a modern yet traditional suite with complimenting mosaic tiling. An area on the landing is large enough to incorporate into a study/reading area or games room if needed.

Outside the property sits centrally in its plot allowing ample off road parking to the front and gated access into the rear garden. A pretty enclosed front porch with stained glass window leads into the property itself. The rear gardens are beautifully maintained with a lawn area, decked sun terrace and patio. A pond and pergola all add interest as does the vast array of mature and well established flowering shrubs and plant borders. To the far boundary it two substantial outbuildings, one being of a log cabin design and could be ideal for hobbies or working from home if required.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: D

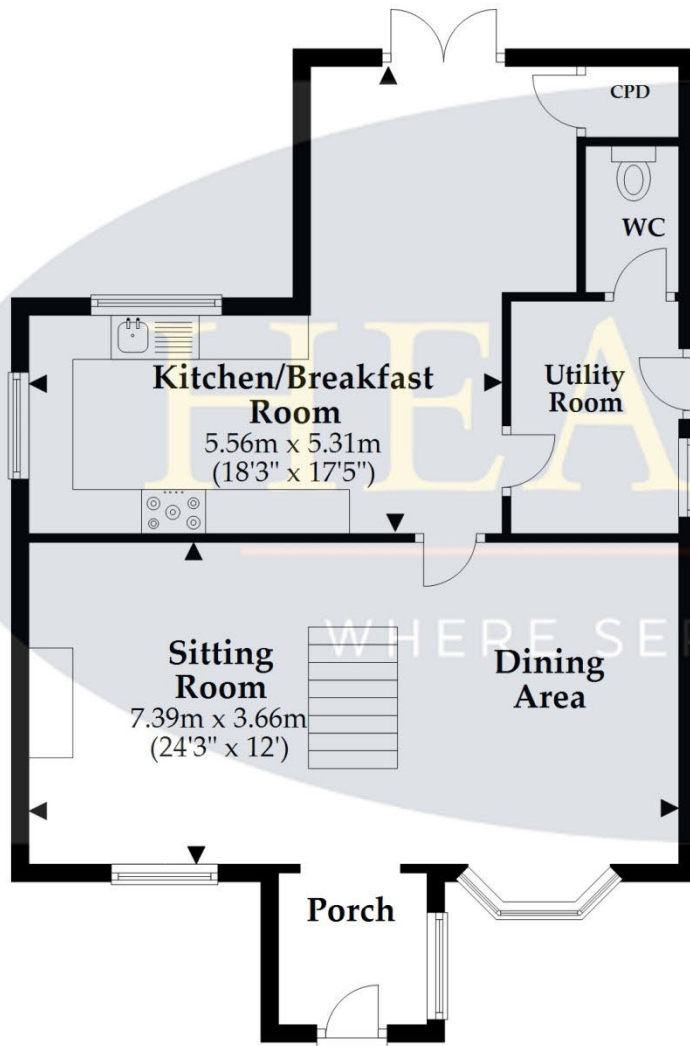
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



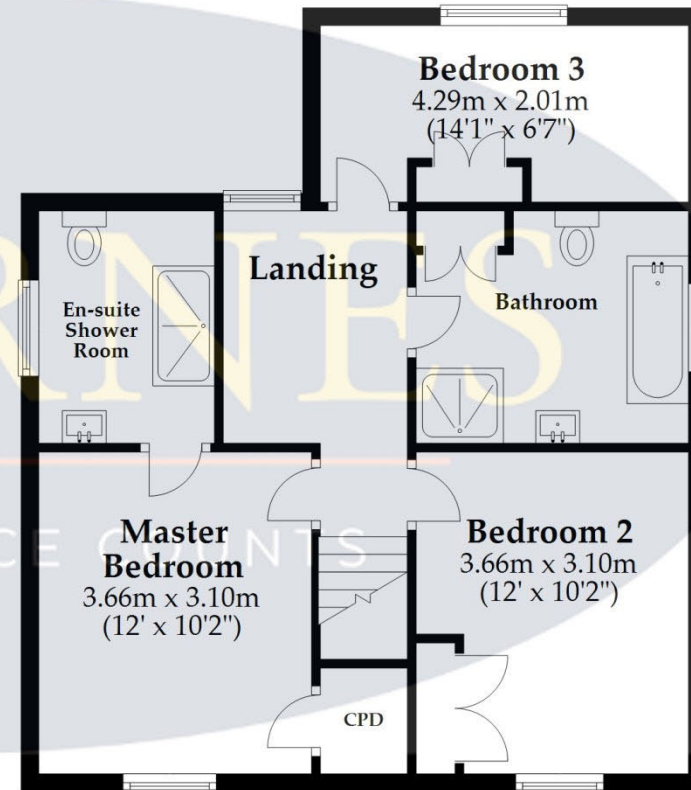


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy


Ground Floor



First Floor



Total Area: approx 123.6 sq.metres (1331 sq. feet)

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





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