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Ringwood, Hampshire, BH24 3PB

FREEHOLD

A well-proportioned four bedroom detached house set within a good size plot of just over a third of an acre. The property is set back from the road and has an elevated position with views over woodlands to the rear. The market town of Ringwood is approximately $\frac{3}{4}$ of a mile away and offers an excellent range of educational, leisure and retail facilities together with a selection of restaurants and cafes. The area offers easy access to commuter routes with the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton. The beautiful New Forest is right on your door step and the sandy beaches at Bournemouth are also within easy reach.

The spacious accommodation has been extensively modernised and refurbished by the current owners to provide a light and airy living space. Comprising of an entrance hall which has an under stairs alcove, doorway to the ground floor cloakroom and Parquet flooring which continues through to the study and sitting room. Both the study and the sitting room have a dual outlook with the sitting room also benefitting from a feature log burner and has an archway with double doors opening into the garden room. The garden room enjoys a good degree of natural lighting and has sliding doors opening on to the rear garden. The kitchen/dining room has an external door to the side and ceramic tiled floor throughout with a range of cream shaker style kitchen units and larder cupboards, walnut effect worksurfaces, integrated dishwasher and fridge freezer, space for as Rangemaster style cooker with glass splashback chimney style extractor over, ceramic sink with mixer tap and peninsular breakfast bar. The dining area has sliding doors opening onto the patio making it easy for outdoor dining and entertaining. A separate utility has matching storage cupboards, a stainless steel sink unit and space and plumbing for a washing machine and dryer.

The split level landing provides access to the four bedrooms three of which are good size doubles. The dual aspect master is particularly spacious and has a range of fitted wardrobes and a fully tiled en-suite with an enclosed shower cubicle, vanity unit with inset wash hand basin and low level WC. The remaining bedrooms are serviced by the bathroom which is also fully tiled with a panelled bath with shower attachment and screen over, low level WC and pedestal wash hand basin.

The front of the property is approached via a tar mac driveway which provides ample off road parking and access to the oak framed covered porch and double garage. The gardens offer a good degree of privacy and seclusion with the boundaries clearly defined by mature hedging and are mainly laid to lawn with an area of patio adjoining the rear of the property, interspersed with specimen trees and shrub borders.

Viewing is highly recommended to appreciate the location and presentation of this spacious detached home.

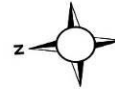
COUNCIL TAX BAND: F

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.

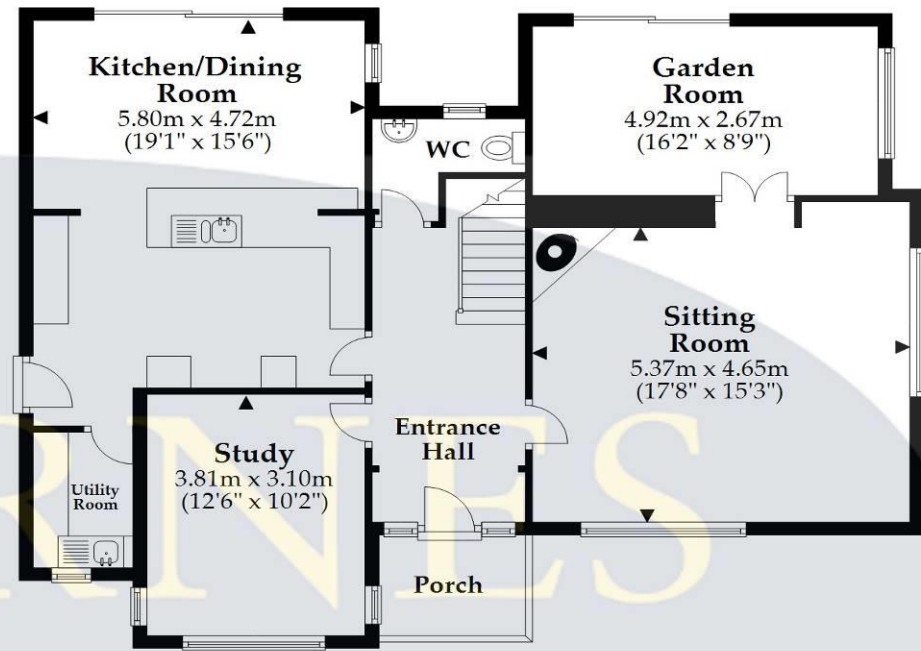






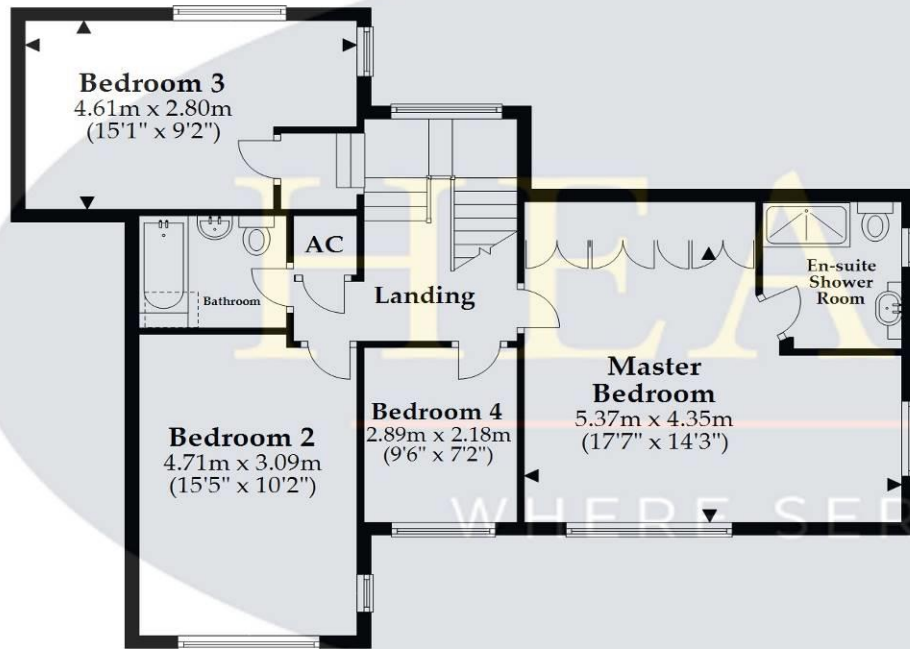
Ground Floor

Approx. 99.7 sq. metres (1073.5 sq. feet)



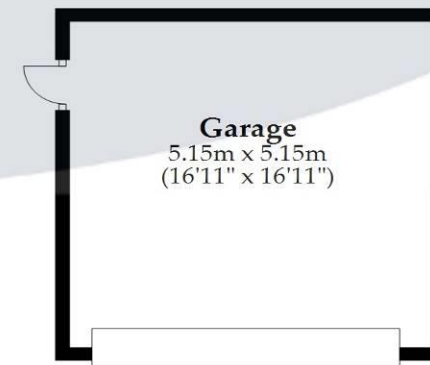
First Floor

Approx. 77.0 sq. metres (828.4 sq. feet)



Outbuilding

Approx. 26.5 sq. metres (285.5 sq. feet)



Total area: approx. 203.2 sq. metres (2187.3 sq. feet)

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







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