



HEARNES

WHERE SERVICE COUNTS

Christchurch Road, Ringwood, BH24 1DG

FREEHOLD

Beautifully appointed and steeped in character this beautiful Grade II listed home set within a conservation area and is conveniently situated within the Town Centre and offers a stunning garden. Set over three floors the accommodation is generous with four bedrooms, three reception rooms and a beautiful orangery style family room which gives the most beautiful views across the garden. Notable features include woodblock flooring, panelled walls and beamed ceiling, feature fireplaces all fused together with the often expected modern day comforts. For those looking for a swift transaction the property is available with no chain.

The entrance hallway provides access to all principal rooms with a drawing room, sitting room and dining room. A ground floor cloakroom and stairs to the first floor, the kitchen leads through to an Orangery style family room, very much in keeping with the properties era and gives views through to the most beautiful garden.

The first floor offers three double bedrooms, all with period features and a generous family bathroom. Stairs also lead to the second floor with a further attic room/ bedroom and adjacent store.

The gardens are a particularly attractive feature of this home, being very private with areas of lawn and established trees/ shrubs. A flagstone patio lies immediately to the rear and a gardeners store with immense character, shows glimpse of the past, which could easily be converted (subject to any consents required) and a wide gated side access leads to the front of the property.

Agents note: Whilst this home has no allocated parking, which is not uncommon for a property so central to the town, parking is available opposite in the public car park; please contact the office for further information.

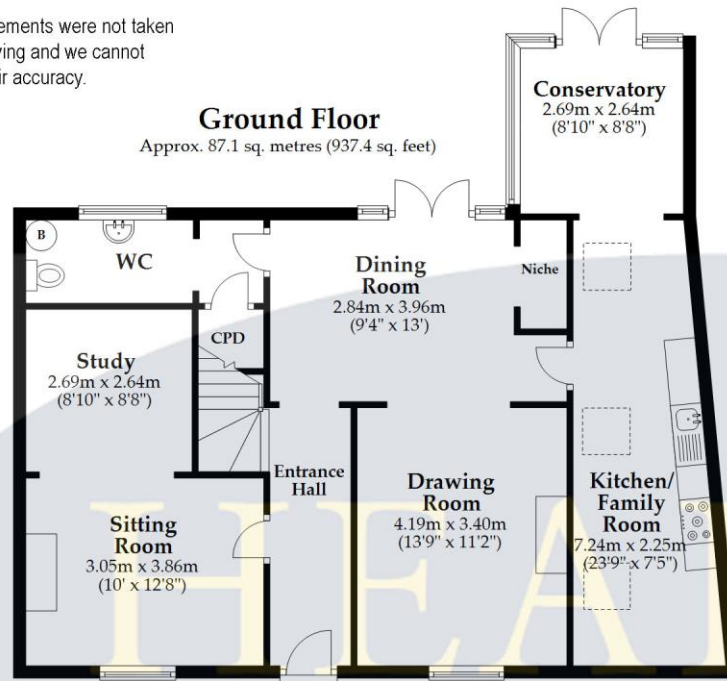
The historic market town of Ringwood is positioned on the edge of the New Forest, yet is also a short drive from the South Coast. The area offers an excellent range of educational, leisure and retail facilities, restaurants and cafes with the former cattle market having been transformed into a stylish shopping quarter with names such as Aga, Hobbs, Joules, Waitrose and Waterstones. Commuters are well catered for with easy access to commuter routes; the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are also mainline train stations and international airports at Bournemouth and Southampton.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: TBC

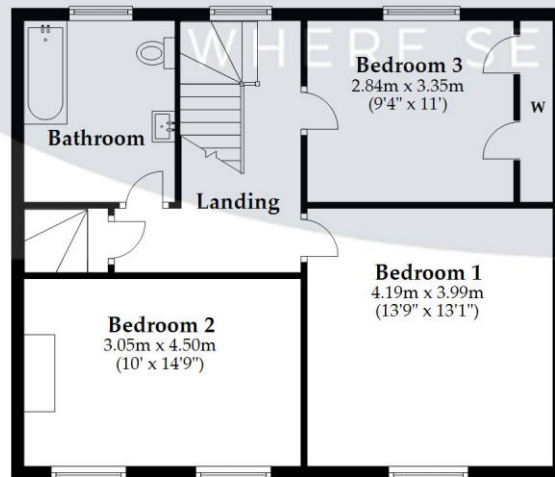


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



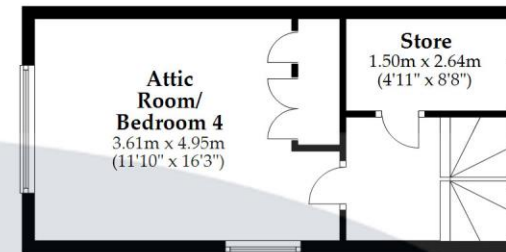
First Floor

Approx. 61.8 sq. metres (665.0 sq. feet)



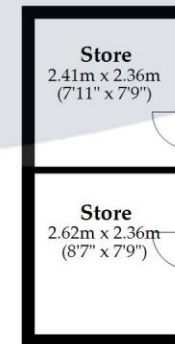
Second Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Outbuildings

Approx. 21.8 sq. metres (235.0 sq. feet)



Total area: approx. 198.4 sq. metres (2136.0 sq. feet)

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







www.hearnes.com

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: ringwood@hearnes.com

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