



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1UP

FREEHOLD

A very well proportioned four/five bedroom family home conveniently positioned within the popular Ringwood Academy and Poulner infant school catchments. There are two reception rooms and an en-suite to the master bedroom and a spacious family bathroom with cloakroom/wc on the ground floor. The property offers spacious accommodation with double glazing and gas fired heating.

Internally: From the entrance hallway there are stairs to the first floor, door to cloakroom/wc, kitchen, sitting room, bedroom 5/study. The kitchen is open to the dining room giving a lovely open plan feel and is fitted with a modern range of floor and wall mounted units with work surface over. To the far end is ample room to dine more formally and has access to the living room via double doors. The living room is bright and spacious with sliding patio doors into the rear patio and lovely rear garden. The study/ground floor bedroom sits to the front and is a large room, ample for a fifth bedroom if required.

The first floor has four bedrooms; the master having a modern fitted en-suite shower room. The family bathroom services the remaining three bedrooms on this floor.

Outside the property is enclosed by mature hedging and low level brick walling. A large area of front garden has a tarmac driveway leading to the side car port and in turn the single garage. Side access to the garden via a wrought iron gate gives access to the walled rear garden, which again is mainly laid lawn with a patio area immediately adjacent to the rear of the property.

Situation: located on the outskirts of Ringwood and set within sought after school catchments including the Ringwood Academy. All amenities can be found within the market town of Ringwood including shops, schools, and health and leisure facilities. The major centres of Bournemouth, Poole, Salisbury and Southampton are all easily accessible by car and for recreational pursuits the New Forest is nearby offering thousands of acres of unrestricted walking and riding over moor, heath and woodland. The coastal resorts for sailing are at Poole, Christchurch and Lymington.

COUNCIL TAX BAND: E
ENERGY PERFORMANCE RATING: C

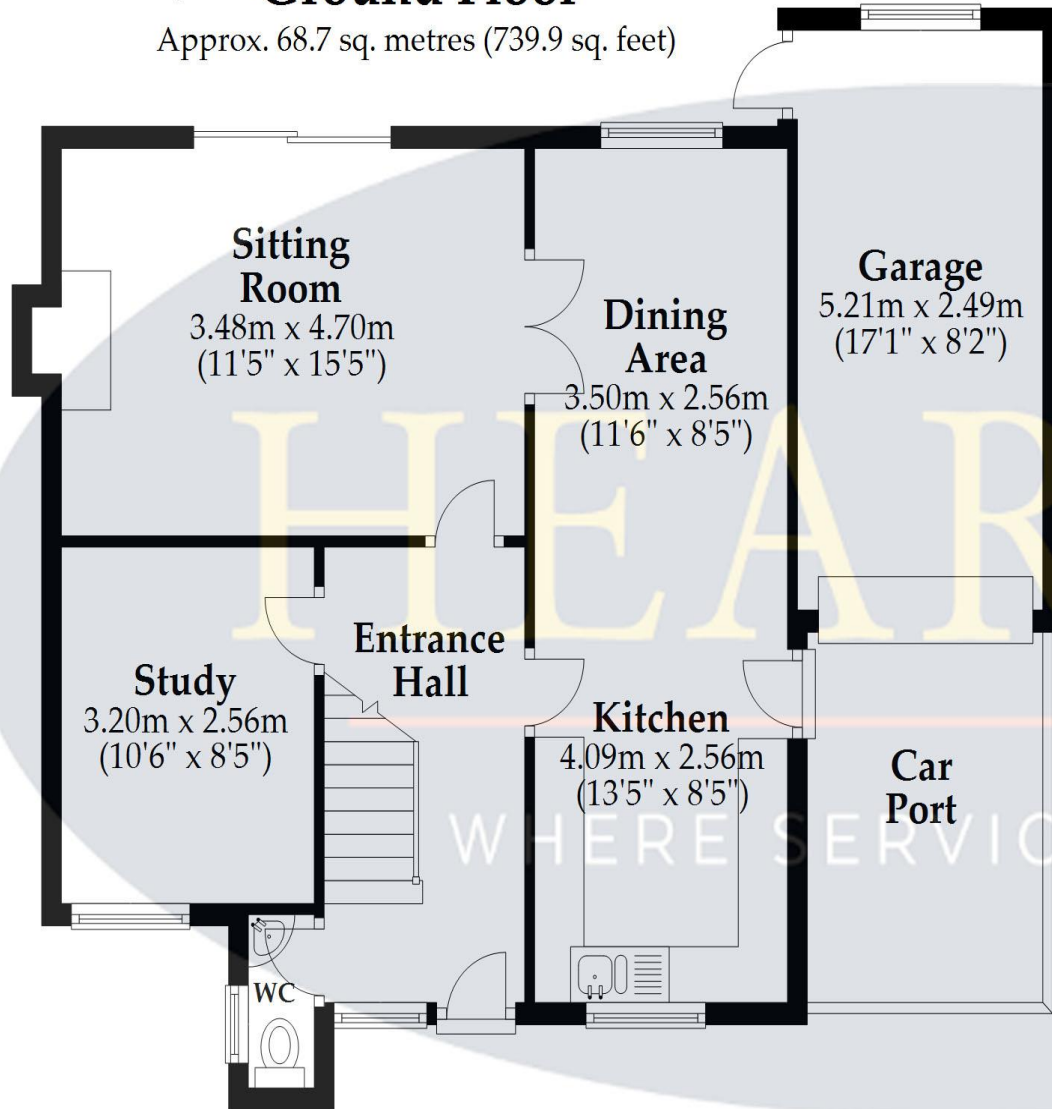
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

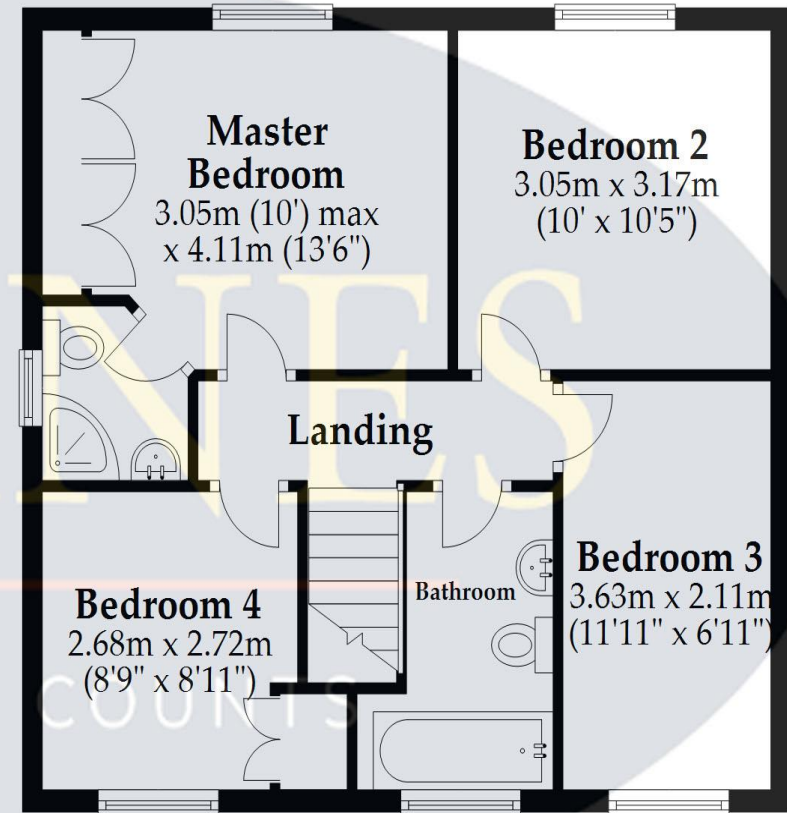
Ground Floor

Approx. 68.7 sq. metres (739.9 sq. feet)



First Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



Total area: approx. 119.2 sq. metres (1282.9 sq. feet)

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



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