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**HEARNES**  
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Property  
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# Ringwood, Hampshire, BH24 1RR

## FREEHOLD

A well-presented four bedroom detached family home located within one of the area's most highly regarded roads and set within a generous corner plot of just over 0.4 of an acre. This delightful property is situated just over 0.5 of a mile from the town centre and is within walking distance of the local schools. Ringwood itself offers a great range of educational, recreational and retail facilities with the area offering easy access to commuter routes which include 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 award winning south coast beaches are also within easy reach.

The property was originally built in 1901 and the current owners are only the second names to be on the title and have lived at the property of 25 years. They have sympathetically and thoughtfully refurbished and extended the property retaining many characterful features including, original doors, ornate fireplaces etc.

The spacious accommodation of approximately 3250 sq. feet is light and airy and comprises of an entrance hall with an under stairs storage cupboard and engineered oak flooring which continues throughout the majority of the ground floor accommodation. The triple aspect kitchen is located to the rear of the property and provides a range of cream Shaker style floor and wall mounted units, built in double oven, induction hob with extractor over, integrated dishwasher, tiled splashbacks, tiled flooring and a most amazing, glazed, illuminated and sealed well. A separate utility room offers further storage cupboards and space and plumbing for laundry appliances there is also a water softener. The kitchen also provides access to the rear garden, a ground floor cloakroom, and is open to the breakfast room which also has a built in cupboard and woodburner. There are five reception rooms with both the family room and study having feature fireplaces. The sitting room is also triple aspect with a bay window overlooking the front garden and sliding doors opening onto the side and rear elevations.

The first floor landing provides access to the four double bedrooms with the triple aspect master being particularly generous and benefits from an en-suite which has a white suite with a panelled bath with hand held shower attachment, vanity unit with inset wash hand basin, corner shower cubicle and WC. A fully tiled family bathroom services the remaining bedrooms

The front of the property is approached through a personal gate with a paved pathway leading to the covered porch and continuing to either side with gated access to one side and an open way to the other. The front garden is mainly laid to lawn with boundary clearly defined by wrought iron railings. From Meadow Road, a single sliding electric gate opens onto a gravel driveway and turning area which provides off road parking for at least four further vehicles as well as access to the double garage which has twin roller doors, power, lighting, a stair case to the first floor office with Velux window (ideal for those working from home) and a personal door to the rear. The rear garden offers a good degree of privacy and seclusion and is also predominately laid to lawn with a raised patio area adjoining the rear of the property perfect for alfresco dining and entertaining. At the rear boundary a raised decking area with a summer house and shed is a wonderful spot to enjoy the afternoon sun.

*Viewing is highly recommended to appreciate the fabulous presentation of this family home located in one of Ringwood's finest roads.*

**COUNCIL TAX BAND: E**

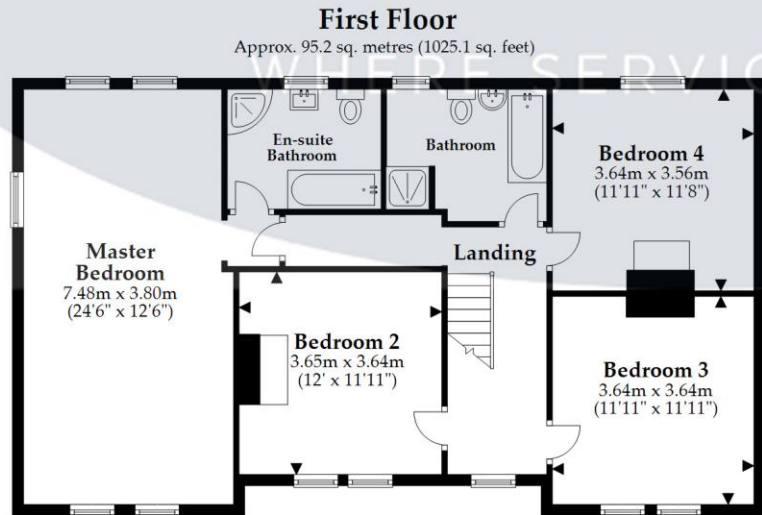
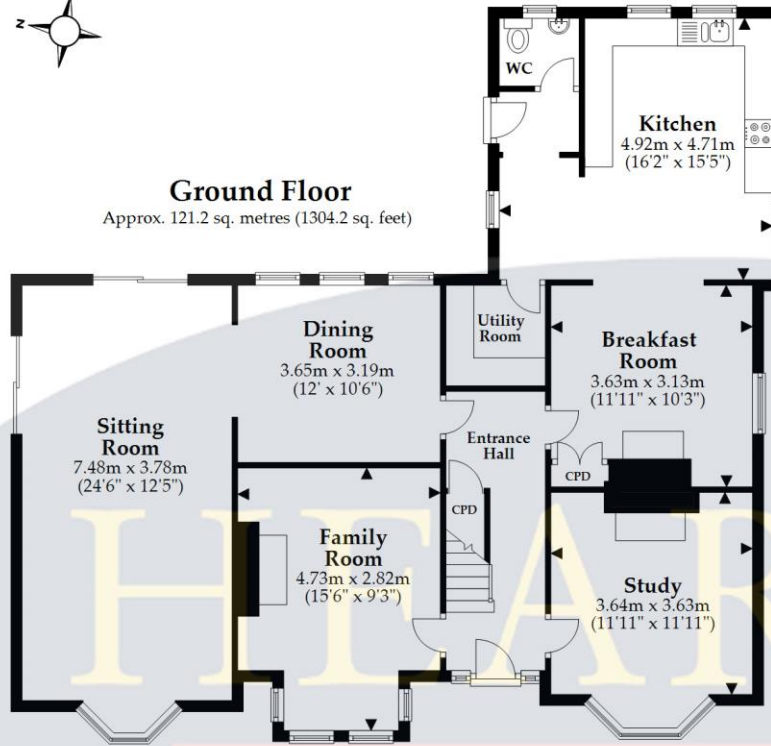
**ENERGY PERFORMANCE RATING: C**

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.

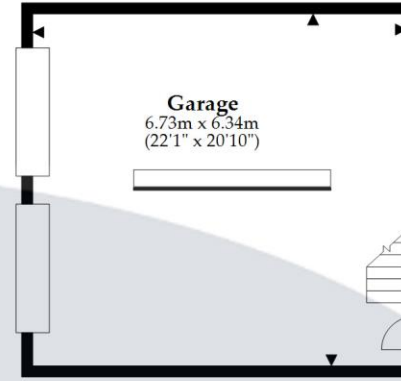




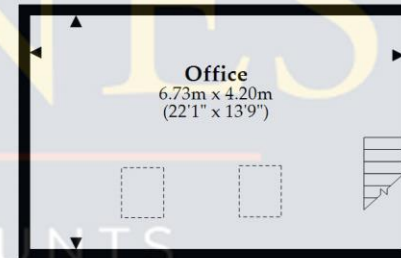




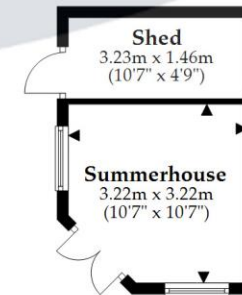
**Outbuilding Ground Floor**  
Approx. 42.7 sq. metres (459.3 sq. feet)



**Outbuilding First Floor**  
Approx. 28.3 sq. metres (304.3 sq. feet)



**Outbuilding**  
Approx. 14.7 sq. metres (157.8 sq. feet)



Total area: approx. 302.0 sq. metres (3250.6 sq. feet)  
This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood











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