

FOR SALE
HEARNES
52 - 54 HIGH STREET KINGWOOD
01425 489955

HEARNES

WHERE SERVICE COUNTS



Ringwood, Hampshire, BH24 1ST

FREEHOLD

A delightful private southerly aspect garden, extensive parking and a garage, are just a few features of this beautifully extended chalet home, located within one of Ringwood's most popular and sought after areas. This wonderful home has been extensively and sympathetically extended, creating a fabulous property that offers both spacious and flexible accommodation, perfect for a growing family or anyone who may want annexe potential.

The hub of this exceptional property is the full width open plan kitchen/dining/day room which has been designed for entertaining, whether it is indoors or outdoors. This wonderful space is flooded with light, has bi-fold doors and Burlington stone tiled flooring with underfloor heating, making it a fantastically comfortable and sociable space be it the height of summer or depths of winter. Provision and plumbing has also been provided should you decide you want a gas effect log burner/stove. The kitchen has been thoughtfully fitted in a range of stylish Italian contrasting units with smooth white Corian worktops. High quality appliances include an induction hob with down-draught extraction system, integrated dishwasher fridge and freezer and twin Siemens IQ700 Wi-Fi controlled ovens. The remainder of the ground floor accommodation comprises two generous double bedrooms serviced by a gorgeous sleek 4-piece family bathroom, a cosy sitting room (where the staircase accesses the first floor) and large utility room (with door to the garage).

The first floor lies host to three double bedrooms and a modern shower room.

This fine home also benefits from air conditioning and B and W speakers to the kitchen family room, gas central heating and double glazing.

The rear garden is private and enjoys a sunny southerly aspect; it can be accessed by bi-fold doors from the kitchen family room and door from the utility room. It is enclosed by fencing with a large area of well-tended lawn, full width sandstone paved terrace and has a very useful timber lodge/home office/summerhouse.

The driveway provides plenty of parking and turning with timber gates leading to the garage which has a remotely operated sectional door. This garage is plastered with power and light and has an internal door to the utility room as well as a door to the garden. With the appropriate permission it could convert to additional space if needed.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: C

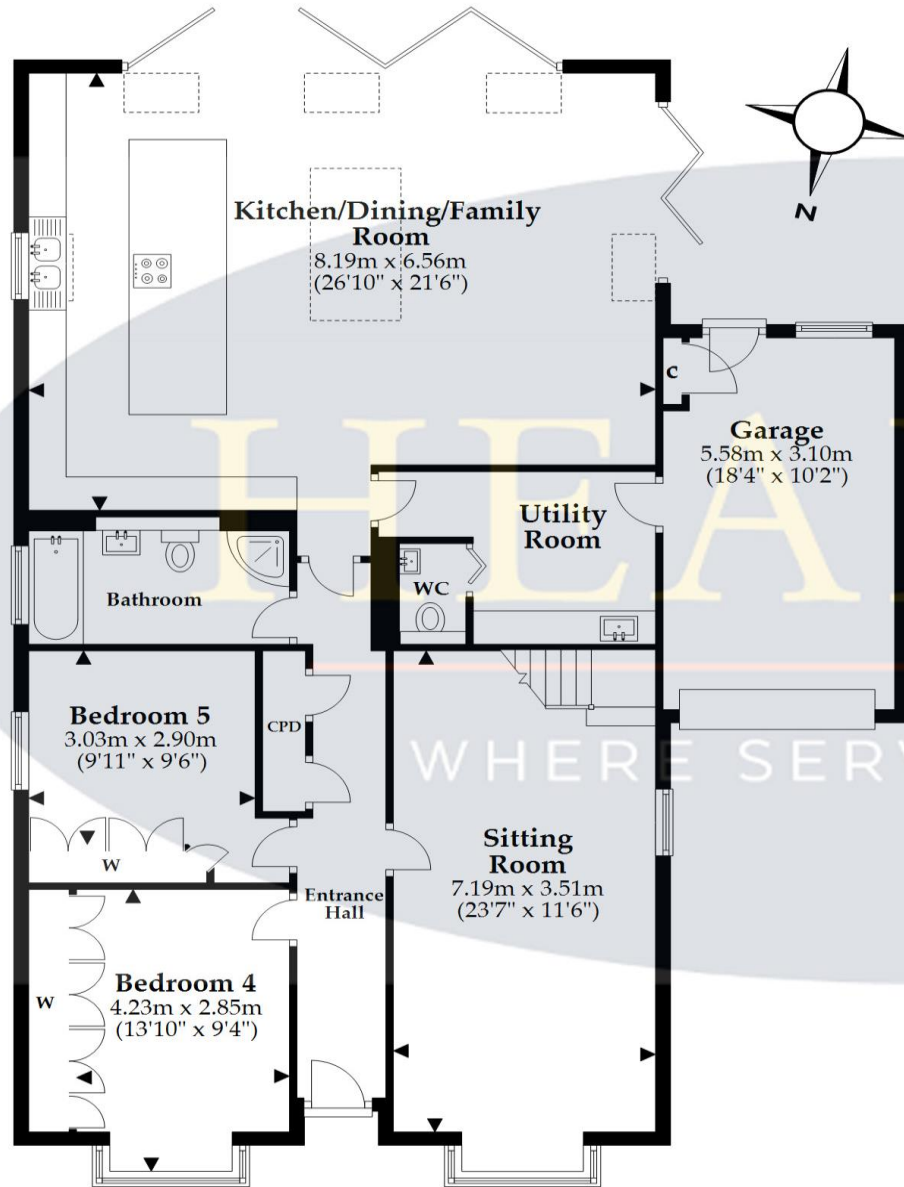
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





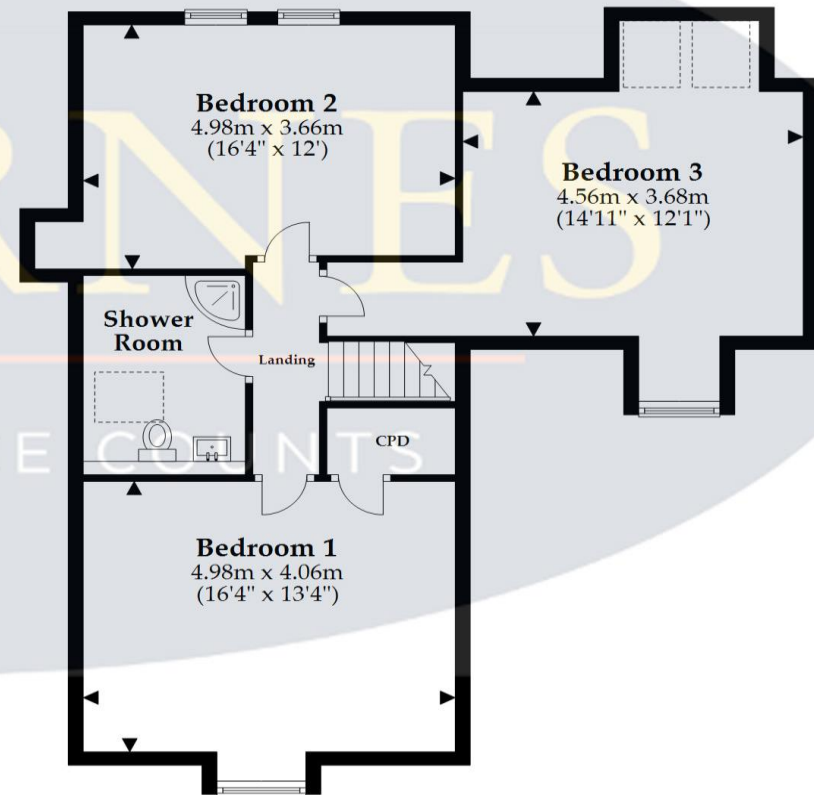
Ground Floor

Approx. 150.7 sq. metres (1621.6 sq. feet)



First Floor

Approx. 75.8 sq. metres (815.6 sq. feet)



Total area: approx. 226.4 sq. metres (2437.2 sq. feet)

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







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

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

Tel: 01425 489955 Email: ringwood@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE