



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1SU

FREEHOLD

Situated within one of the area's most sought after roads is the beautifully presented three bedroom detached red brick character house believed to be circa early 1900's. The present owners have sympathetically enhanced and extended the property retaining many of the period features fused with modern day living. The property is within easy walking distance of primary schools and local amenities to include a convenience store, post office, doctor's surgery and bus stop. The beautiful New Forest National Park is right on your door step and the renowned south coast beaches are approximately 20 minutes away. Ringwood itself offers a comprehensive range of educational, retail, restaurants and leisure facilities. There are excellent commuter links via the A31 and A338 and mainline train stations and international airports at Bournemouth and Southampton.

The accommodation of approximately 1,550 sq. feet is beautifully decorated throughout and comprises of an entrance hall with two under stairs storage cupboards and engineered oak flooring. The sitting room is a good size and has a bay window overlooking the front aspect and a feature cast iron open grate fire place with a tiled hearth and wooden mantle. To the rear of the property is the kitchen/dining room with the kitchen area offering an excellent range of floor and wall mounted units, breakfast bar, wooden and granite work tops, inset butlers sink, basked drawers, Rangemaster Deluxe Cooker with a five burner gas hob, twin ovens and grill, three speed canopy extractor over, integrated dishwasher and waste bin, fridge freezer, open fronted plate rack and display shelf, dresser unit with two pull larder racks, granite splash backs and upstands and tiled flooring which continues throughout the remainder of the ground floor. The dining area has ample space for table and chairs, inset ceiling speakers and a feature period open fireplace and is open to the superb oak framed family room. This triple aspect room has a vaulted ceiling and under floor heating and is really the hub of home flooded with natural lighting with floor to ceiling windows, electric Velux sky lights external door and bi-folding doors opening onto the paved patio which is an ideal area for outside dining and entertaining. A separate utility room also provides access to the rear and offers a further range of storage units, space and plumbing for laundry appliances, butlers sink, a larder cupboard and a door opening into the ground floor cloakroom.

The first floor landing provides access to the substantial loft area and the three double bedrooms. Bedroom one also benefits from fitted wardrobes. They are all serviced by the family bathroom which has a panelled bath, traditional WC and pedestal wash hand basin, enclose shower cubicle, mono tiled splashbacks and engineered wood flooring.

The front of the property is approached via a pea shingle driveway providing generous off road parking and turning. The front boundary is clearly defined by evergreen hedging and walling and a gated access opens through to the rear garden. The southerly aspect rear gardens are an absolute delight and are well enclosed. Mainly laid to lawn with a full width patio adjoining the property and a further patio to the rear, an array of evergreen, shrub and herbaceous borders, an open fronted timber store, timber workshop with power and lighting, external power supply and lighting and an outside water tap.

Agents note: The current owners have planning permission granted for an extension over the existing kitchen which could create a large master bedroom with En-suite.

Viewing is highly recommended to appreciate this period characterful property situated in a sought road being offered with no onward chain.

COUNCIL TAX BAND: E
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.

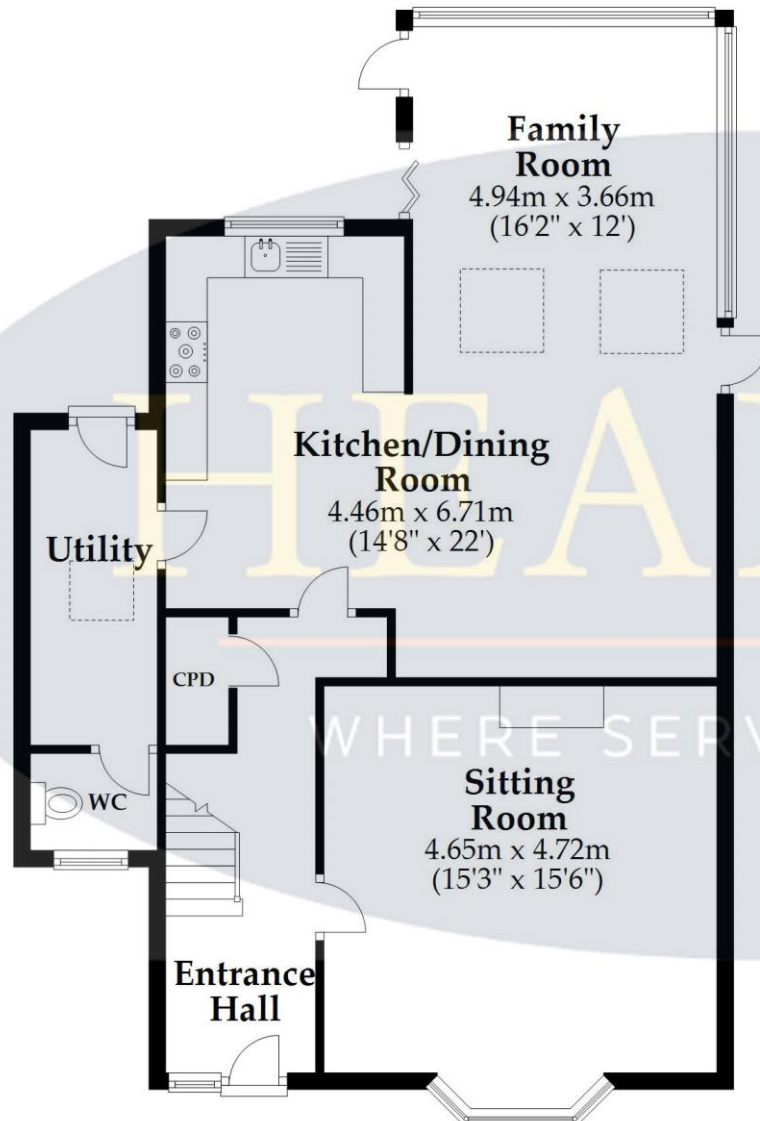




Note; Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

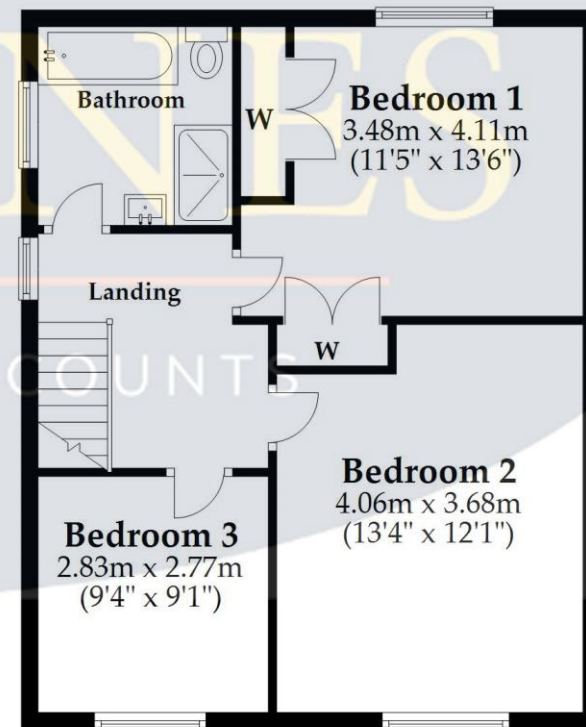
Ground Floor

Approx. 89.8 sq. metres (967.1 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 144.1 sq. metres (1550.6 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

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE