



**HEARNES**  
WHERE SERVICE COUNTS



# Harbridge, Ringwood Hampshire, BH24 3PX

## FREEHOLD

**A delightful semi-rural location, plenty of parking and a private garden, are just a few features of this tasteful and stylish Dairy Conversion. Recently converted from an old dairy this outstanding new conversion has been cleverly and sympathetically designed, combining an 'agricultural/industrial' touch with a modern twist.**

The heart of the home is its remarkable 'open plan' kitchen/living room, which has been carefully planned to make the very best use of the space available with three sets of sliding doors and Velux roof lights providing a good degree of natural lighting . The area boasts a range of navy blue units and a central island breakfast bar with brass style fittings and contrasting glistening quartz worktops, integrated appliances including a dishwasher, fridge freezer, built-in hob and matching ovens all complimented by original oak beamed vaulted ceilings, creating the most wonderful feeling of light and space. Adjoining the kitchen area is a really useful fitted utility room and cloakroom/wc. The living area has ample space for a dining table and chairs and a feature Esse 'Warmheart' woodfired cook stove which provides an enormous amount of heat and a lovely spot to sit and relax.



The design is such that all of the sleeping accommodation is at one end of a long hallway. All three bedrooms are doubles and all benefit from built-in wardrobes and access into the garden. The master suite also benefits from a walk-in wardrobe and sleek white en-suite shower room. The remaining bedrooms have the use of a stunning four-piece family bathroom with separate shower cubicle.

This exceptional home further benefits from efficient underfloor heating (Vaillant boiler) and double glazing.

The partly enclosed gardens are mainly laid lawn with a patio area adjoining the property with steps leading down to an area of parking. This area also offers external lighting and power points and there is ample space a shed or summerhouse. There is off road parking for two cars with potential to add a car port.



**SITUATION:** The property is most pleasantly positioned within the quiet and rural Hamlet of Harbridge, surrounded by farmland and countryside, with beautiful views. Harbridge is conveniently located approximately 3 ½ miles from the larger market town of Ringwood, with an excellent which also offers a delightful range of shops and cafes, and approximately; both towns benefit from outstanding state schools. The Ringwood forest is a short distance away, as is Moor Valley Country Park, offering a wealth of outdoor country pursuits. For the commuter the A338 gives direct access north to Salisbury (approx. 14 miles) and south to the coastal towns of Bournemouth (approx. 15 miles) and Christchurch (approx. 12 miles). The easily accessible M27 provides links to Southampton (approx. 22 miles) and London beyond (approx. 100 miles central London).

Viewing is highly recommended to appreciate the outstanding location and presentation of this unique property; a real hidden gem.

**COUNCIL TAX BAND: G**

**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. 130.9 sq. metres (1408.6 sq. feet)



Total area: approx. 130.9 sq. metres (1408.6 sq. feet)

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











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