



**HEARNES**  
WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 3FJ

## FREEHOLD

Newly built in 2018 is this very well presented three bedroom semi-detached house situated in a popular semi-rural location on the edge of Hightown and within walking distance to the Castleman Trailway, Hightown Lakes and a popular country pub. The wonderful New Forest is right on your doorstep and award winning sandy beaches are within a short drive. Ringwood town centre is just over a mile away and offers a comprehensive range of retails and leisure facilities along with excellent restaurants and cafes. The property falls within the catchment of Ringwood Academy and its feeder primary schools.

The spacious accommodation of approximately 1054 sq. feet is beautifully presented and comprises of a light and airy entrance hall which has an under stairs storage cupboard, a generous cloakroom/wc and wood effect flooring which continues throughout the ground floor. The kitchen/dining room overlooks the front aspect and provides a range of cream coloured floor and wall mounted units, contrasting wood effect worktops, four burner gas hob with a stainless steel splashback and extractor over, an under counter built in oven, stainless steel sink unit, space and plumbing for a washing machine, space for a larger style fridge freezer. There is ample space for a dining table and chairs and the area is open to the full width sitting room which has an outlook over the rear garden and double doors opening onto the paved patio.

The first floor landing has a large airing cupboard and provides access to the three bedrooms with bedroom one benefitting from an en-suite shower room. The remaining bedrooms are serviced by the family bathroom which has a contemporary white suite with tiled splashbacks.

The front of the property is approached from the road via a paved driveway which provides off road parking and access to the garage which has and rear garden. The rear garden is well enclosed and is mainly laid to lawn with a full width patio adjoining the property.

*Viewing is highly recommended to appreciate the location and presentation of this delightful property which also benefits from the remainder of its Building Guarantee.*

**COUNCIL TAX BAND: D**  
**ENERGY PERFORMANCE RATING: B**

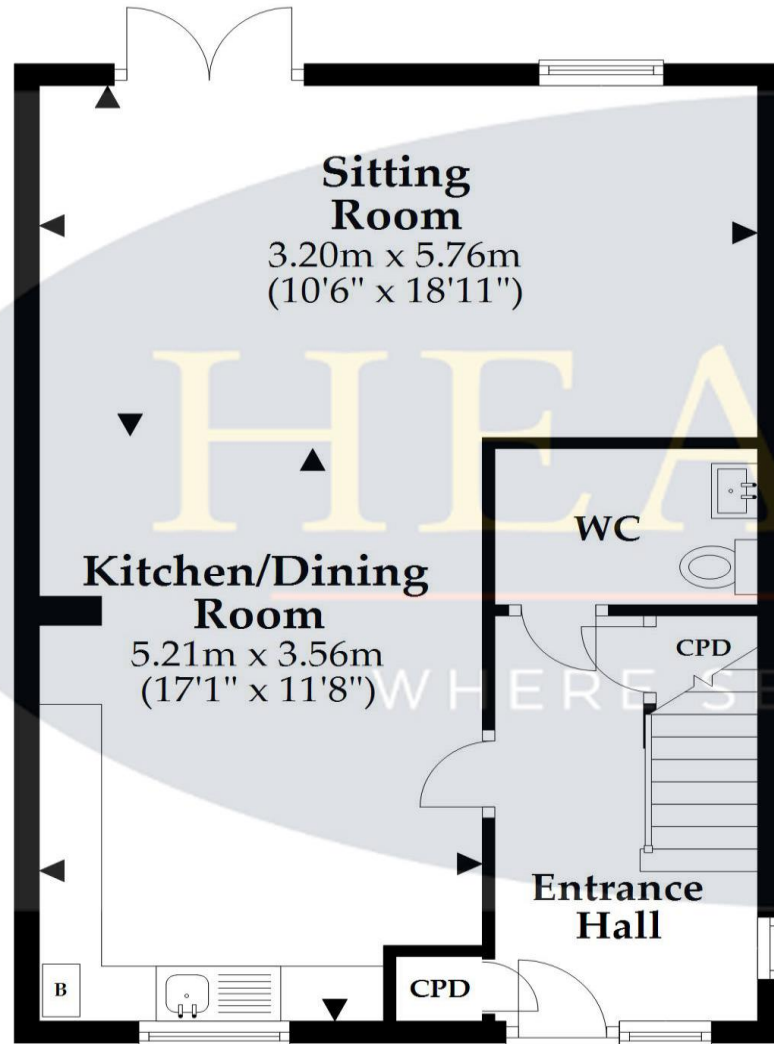
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

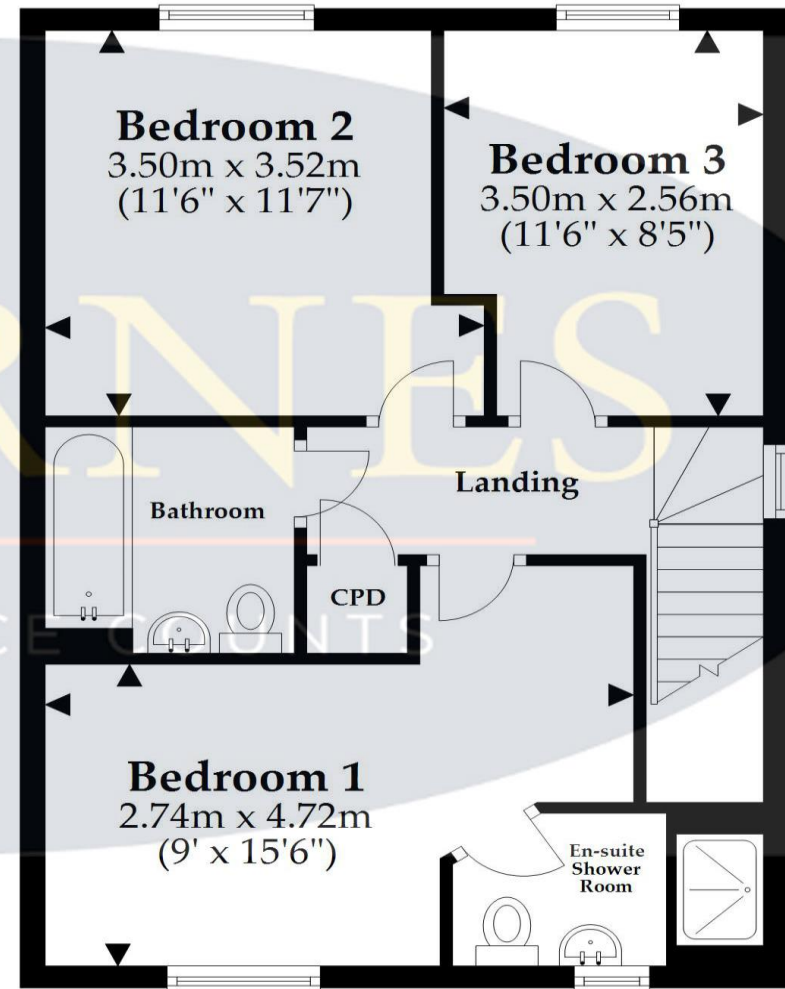
## Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



## First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 sq. feet)

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



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