



**HEARNES**  
WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1SS

## FREEHOLD

A beautifully presented detached single storey home is set in a wonderful sought after location, close to the local schools and within catchment for the Ringwood Academy. The property is also just a short distance to the lovely walks at the Poulner Lakes, ideal for those with a keen interest in wildlife and the outdoors.

The property has been extensively refurbished by the current owners and offers a wonderful arrangement of open plan accommodation, perfect for the busy family and those who like to entertain.

The open plan kitchen/living room offers an extensive open area with dedicated space for kitchen/ dining and living. Double glazed windows and doors provide views and access to the patio and rear garden. The kitchen/breakfast area is beautifully finished with a comprehensive range of custom built kitchen units and complementing worktops, which extend into a breakfast bar and incorporate a moulded sink unit. Integrated appliances include a dishwasher, fridge/freezer, washing machine and a Rangemaster 5 burner gas hob, dual oven and grill, with a Elica three speed canopy extractor above. There is also a floor to ceiling double opening larder store with further storage cupboards beneath. The kitchen is filled with natural light by the glazed atrium with double glazed sky light and double casement doors provide access onto the patio and garden. The living area has room to relax and once again with doors into the garden.

There are three double bedrooms, bedroom one enjoying a dual aspect with picture window overlooking the front, bedroom two has a picture window and a vaulted ceiling with a dual skylight, flooding the room with natural lighting.

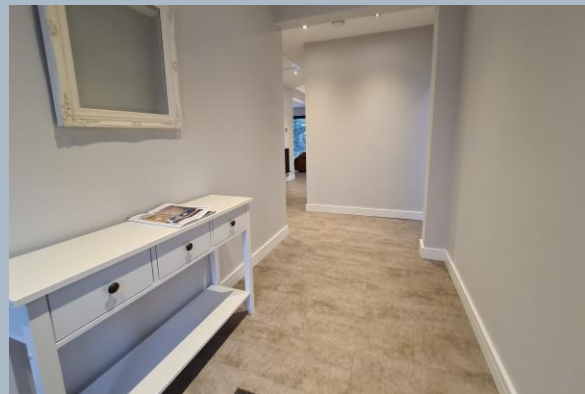
All three bedrooms are serviced by the generous family bathroom, completed to a particularly high standard there is a double glazed skylight, matching white suite with a feature free standing bath, twin Roca circular wash basins set on a display plinth, with twin mixer taps and a fitted mirror. There is also a low level w.c. and a large walk-in shower cubicle with attractive ceramic tiled wall surrounds. The bathroom also benefits from underfloor heating.

Outside the property sits back from the road across a wide driveway with ample parking and turning space. The rear offers a high degree of privacy with paved patio immediately to the rear and a vast area of lawn with many mature shrubs and borders. Enclosed to the boundaries by close boarded fencing the property also has a greenhouse, garden store and access to the front by way of double opening wooden gates.

**COUNCIL TAX BAND:**

**ENERGY PERFORMANCE RATING: C**

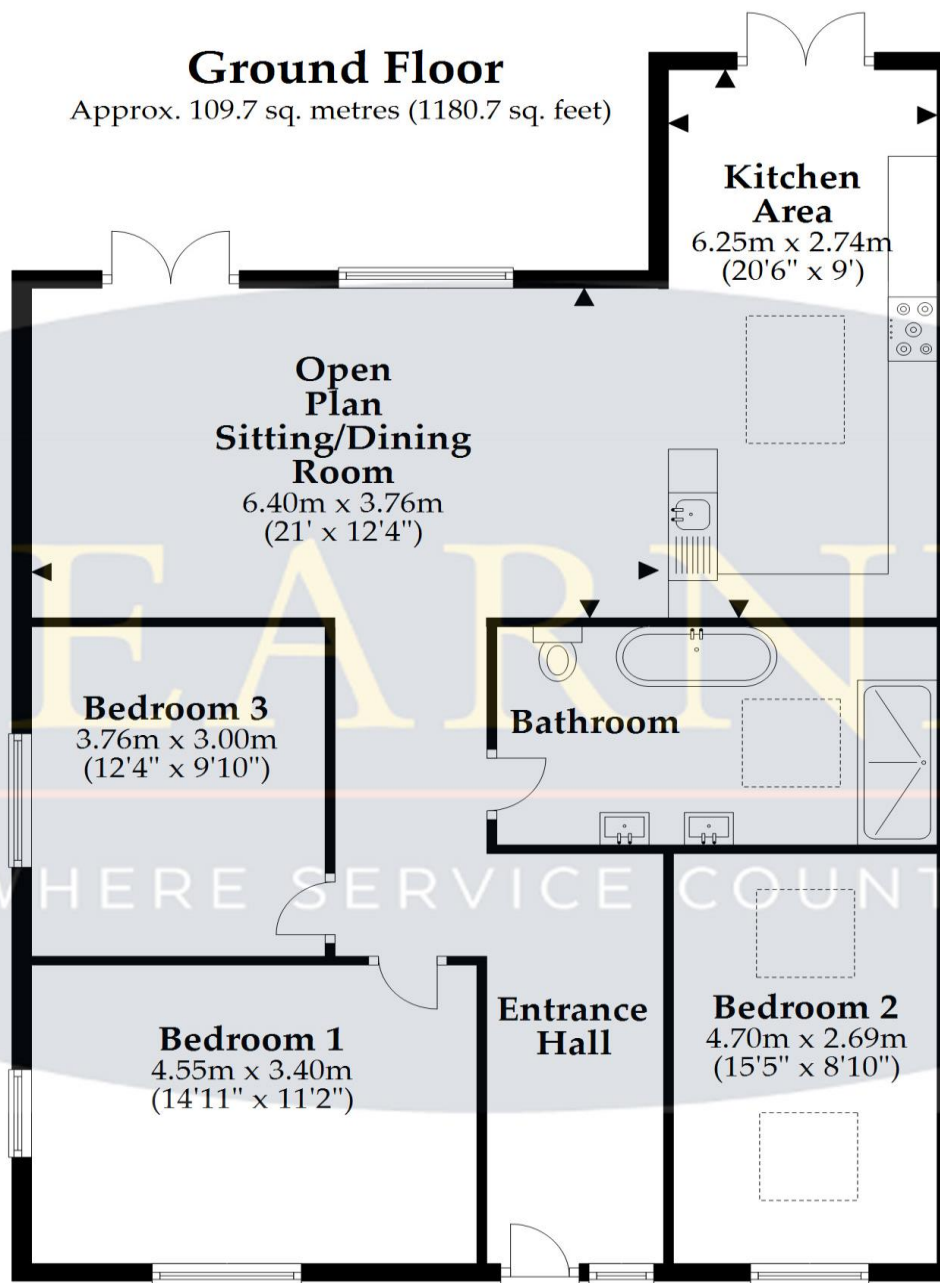
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



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

## Ground Floor

Approx. 109.7 sq. metres (1180.7 sq. feet)



Total area: approx. 109.7 sq. metres (1180.7 sq. feet)

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



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