



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1RL

FREEHOLD

A spacious and flexible four/five bedroom detached chalet bungalow which has been extended over the years and is set within a large plot approaching a third of an acre. The property is located within a much sought after road being walking distance to the town centre shops and local schools. Ringwood is known as the gateway to the New Forest and is well placed for access to the award winning beaches on the South Coast. Commuters are well catered for with Bournemouth and the Cathedral city of Salisbury accessed via the A31/A338 and Southampton, Winchester and London via the A31/M27/M3. Mainline train stations and international airports at Bournemouth and Southampton are also within easy reach.

The accommodation is well presented and also offers a great opportunity to extend and modernise if required. Comprising of an entrance hall which has a storage cupboard, under stairs cloaks area and provides access to all the principle rooms. The kitchen/breakfast room is a good size with ample space for table and chairs, a range of base and wall mounted units, contrasting worktops, space for a dishwasher and space for a cooker with extractor over, tiled splash backs and flooring. An archway leads to the utility area which also has fitted cupboards, a sink unit, space and plumbing for laundry appliances, space for a larder style fridge freezer and external door opening onto rear garden. A dual aspect dining room/bedroom four overlooks the front aspect and has a red brick fireplace and hearth with a wooden mantle. The sitting room is located to the rear and also has a feature red brick fire place and wooden mantle with an inset gas fire and enjoys a good degree of natural lighting with sliding doors opening onto the rear gardens. Bedroom three, a study/bedroom five and a partially tiled shower room completes the ground floor accommodation.

A returning staircase rises to the first floor landing which provides access to two double bedrooms both of which are serviced by the partially tiled bathroom which has a panelled bath with hand held shower attachment and a traditional pedestal wash hand basin and WC.

The front of the property is approached via a gravelled driveway and turning area which provides off road parking and access to the large detached garage. The front boundary is clearly defined by low brick walling and tree and mature shrub borders provide a good degree of privacy. The rear gardens are well enclosed and predominately laid to lawn with a patio area to the side with mature borders and hedging.

Viewing is highly recommended to appreciate the location and spacious accommodation.

COUNCIL TAX BAND: D

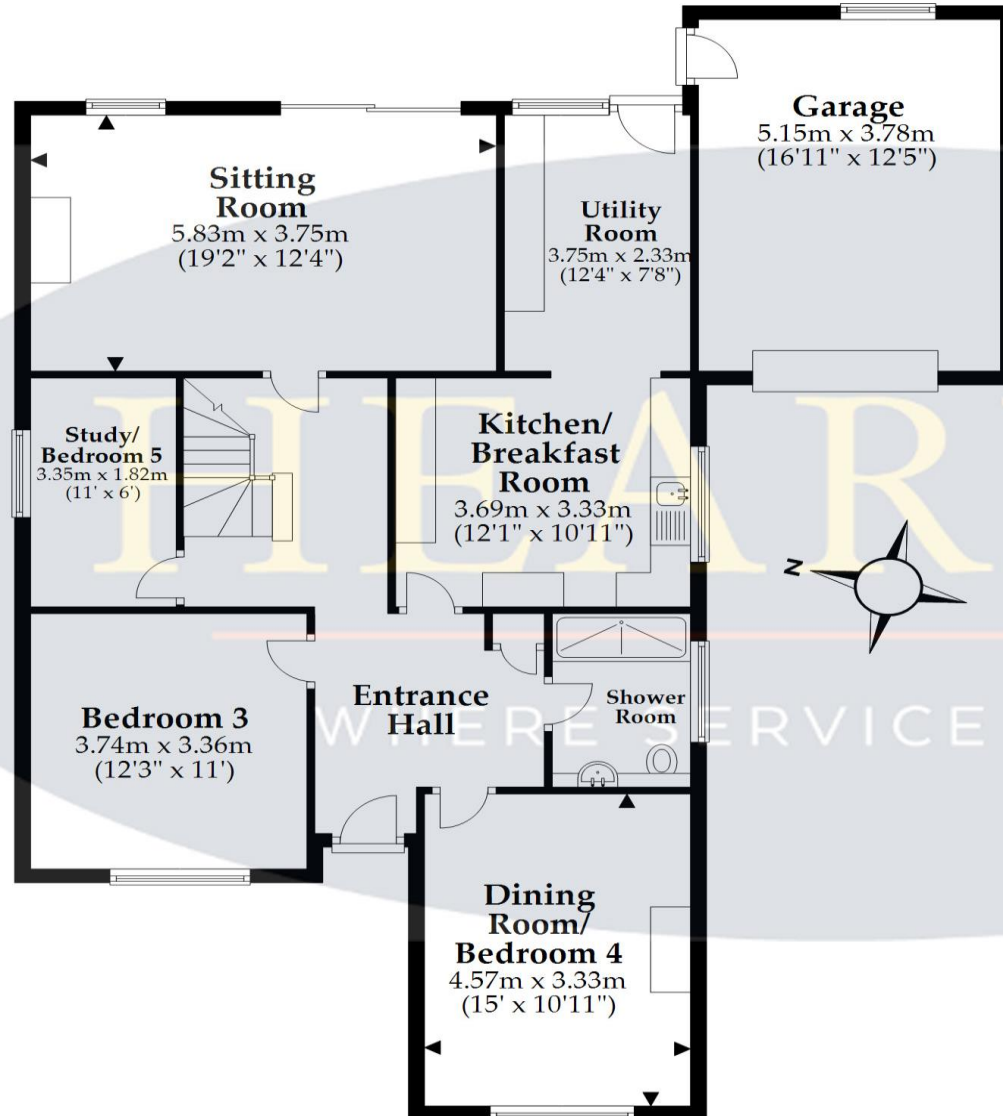
ENERGY PERFORMANCE RATING: E

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.



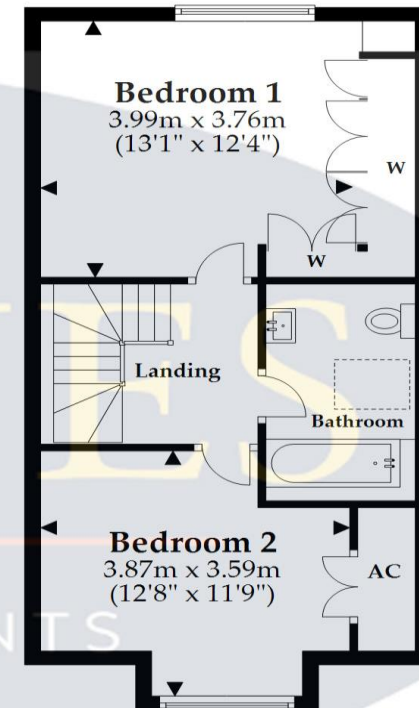
Ground Floor

Approx. 121.4 sq. metres (1306.5 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 165.9 sq. metres (1786.2 sq. feet)

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



LJT SURVEYING

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