



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1UP

FREEHOLD

A lovely private landscaped garden with workshop, extensive parking and a sought-after location, are just a few features of this delightful extend detached property, which is perfectly positioned for local schools and transport. This delightful property has been owned by the same family for twelve years and has been carefully and sympathetically improved throughout that time, creating an impeccably presented, bright and spacious family home with easily maintained front and rear gardens, perfect for outside entertaining.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom, modern shaker style fitted kitchen, a useful study/possible bedroom 5 and a fantastic open plan living space that enjoys views to the rear. This incredibly flexible space has sitting area with multi-fuel stove and doors to the garden, a study area and archway through to a large dining area.

The first floor accommodation comprises four well-proportioned bedrooms, a crisp white modern family bathroom and private en-suite shower to the master bedroom.

This great home further benefits from gas central heating (new boiler installed 2020), double glazing and an air handling system that replaces old stale air with filtered fresh air, allowing fresh air throughout the property whilst the windows remain closed.

The rear garden has been designed with ease of maintenance and outdoor entertaining in mind, with a paved seating area accessed from the sitting room, a well-tended area of lawn and two timber outbuildings, one currently being used as a very useful workshop.

To the front is a lovely private seating area that catches the last rays of afternoon sunshine and extensive parking for numerous cars.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: C

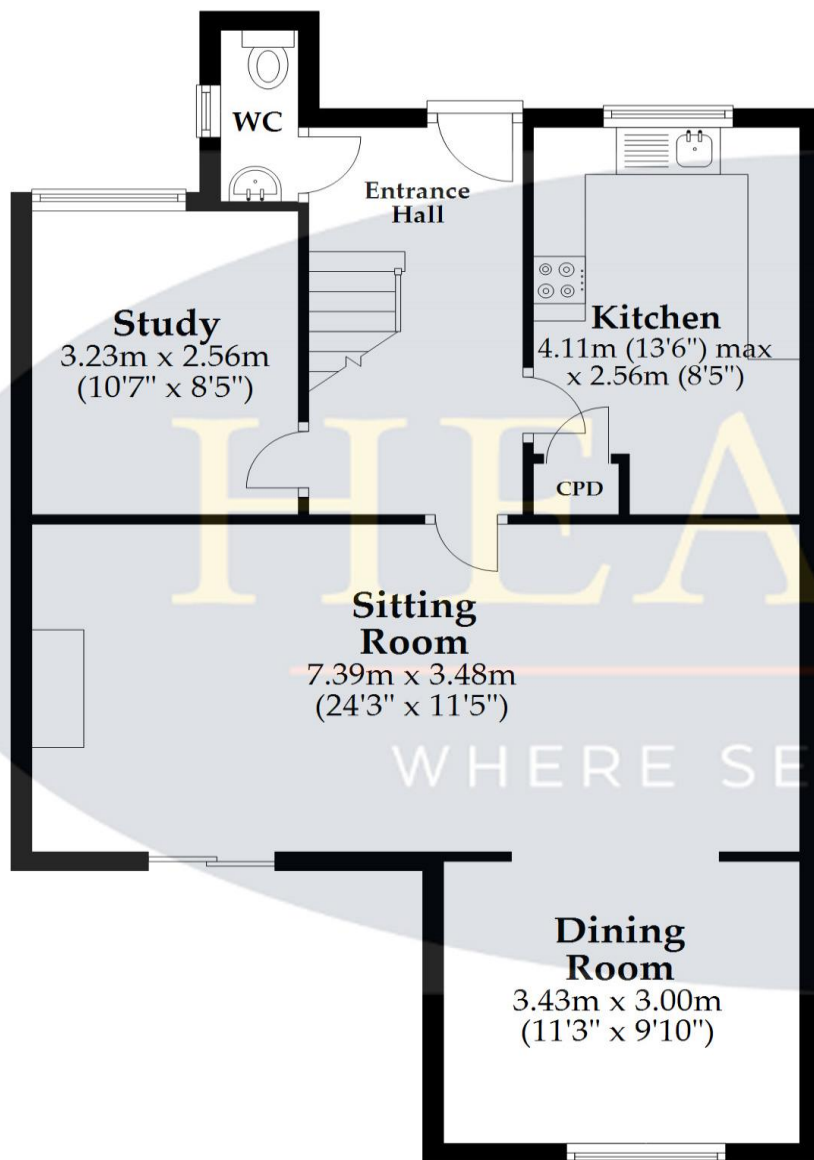
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

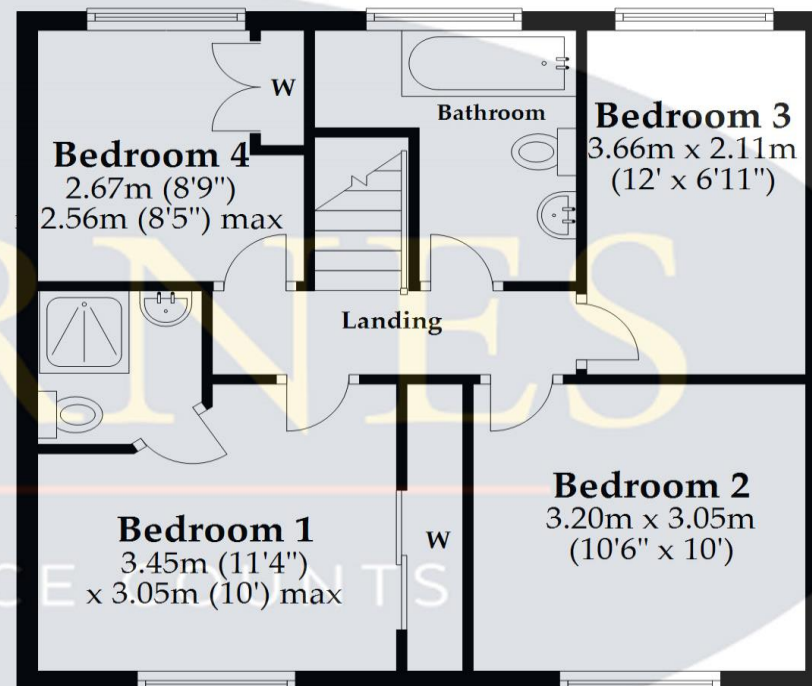
Ground Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Total area: approx. 116.9 sq. metres (1258.6 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

