



Hightown, Ringwood, Hampshire, BH24 3RJ

FREEHOLD

A very well appointed four bedroom detached house situated in a highly regarded area on the outskirts of Ringwood and on the edge of the New Forest. The delightful cul-de-sac is situated within walking distance of the Hightown Lakes, a Country Store, a thatched country public house and also falls within the catchments of Ringwood School. The market town of Ringwood is approximately one and half miles away and offers an excellent range of educational, leisure and retail facilities together with a selection of restaurants and cafes. The area offers easy access to commuter routes with the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton. The sandy beaches at Bournemouth are also within easy reach.

The spacious accommodation comprises of an entrance hall with a cloakroom to the side, an under stairs storage cupboard and recently replaced Karndean wood effect flooring which continues throughout the majority of the ground floor. The fabulous open plan kitchen/dining/family room encompasses the heart of the home. The kitchen area overlooks the rear garden and offers a range of base and wall mounted units with contrasting worktops, a stainless steel one and half basin sink unit, five burner gas hob with extractor over, built in oven and space for an American style fridge freezer. The dual aspect sitting and dining area has a feature fireplace and is open to the conservatory. The conservatory is a wonderful addition to the property and overlooks the rear garden and opens onto a paved patio area.

The first floor landing provides access to the four bedrooms with the master being a particularly good size and benefits from an en-suite. The remaining bedrooms are serviced by the family bathroom which is fully tiled and has a panelled bath with shower attachment over, pedestal wash hand basin and WC.

The front of the property is approached a tarmac driveway which provides off road parking and access to the garage which has an up and over door, power and lighting and continues through to the gated rear garden. The front garden has an additional area of shingle which enables additional off road parking with the area complimented by shrub and flower borders. The rear garden affords a good degree of privacy and is well enclosed with panelled fencing with a lovely range of mature trees and shrubs, an area of lawn and a paved patio adjoining the property. To the rear boundary there is a summer house, pergola and garden shed.

COUNCIL TAX BAND: E (New Forest District Council)

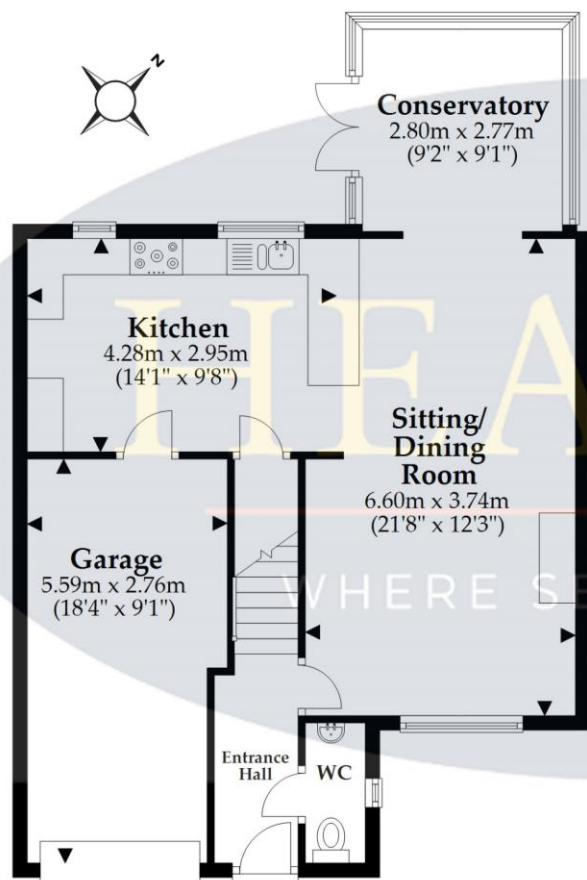
ENERGY PERFORMANCE RATING: D

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.



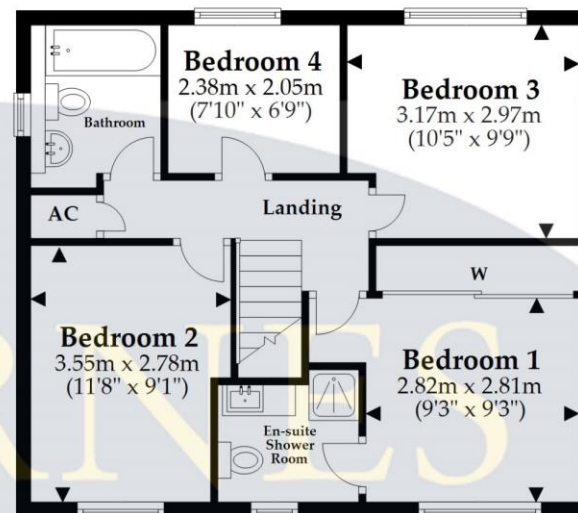
Ground Floor

Approx. 68.0 sq. metres (731.8 sq. feet)



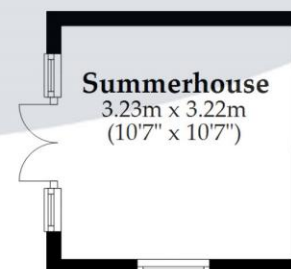
First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Outbuilding

Approx. 10.4 sq. metres (112.0 sq. feet)



Total area: approx. 128.3 sq. metres (1380.5 sq. feet)

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



LJT SURVEYING

