



**HEARNES**  
WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1SG

## FREEHOLD

A charming detached house conveniently positioned close to the Town Centre and nearby local amenities. The property is currently used as two double bedrooms but could easily be adapted with a few minor alterations to provide a ground floor bedroom with an adjacent WC or potential en-suite. The property benefits from being fully alarmed and has security cameras.

The gardens are delightfully private with many dining and relaxation areas. The property also benefits from a large double driveway with a detached garage.

Upon entering this immaculate home you are welcomed into a bright and spacious hallway which gives access to all the downstairs rooms, there is a large cloaks cupboard housing the boiler and is plumbed for a washing machine. The living room enjoys a bay window to the front allowing maximum light and currently has an open way into the dining room making a stunning dual aspect room. The dining room enjoys views and a door into the stunning rear garden. This whole area could be enclosed from the sitting room to easily create a third bedroom if needed.

The front to back kitchen/breakfast room has tiled flooring, a door to the side driveway and is fitted with a comprehensive range of both wall and floor mounted units, complimenting tiling and fitted appliances including two fridges, a freezer, dishwasher and Kenwood range style cooker. There is ample space here for a dining table and chairs. The modern ground floor cloakroom completes the ground floor accommodation.

The first floor has two double bedrooms, both of which have well designed fitted wardrobes and are serviced by the adjacent family bathroom, which is fitted with a modern suite, corner shower cubicle and ample vanity storage.

Outside a quaint front garden is enclosed by wrought iron railings and gives access to the front door and ample parking with additional land purchased (depicted in yellow on the plan) The gardens are a particular feature having been so lovingly tended to by the current owners and benefit from a choice of dining and seating areas along with an attractive summer house.

**Local Authority: New Forest**

**Council Tax Band: D**

**Energy Performance Certificate (EPC): Rating C**

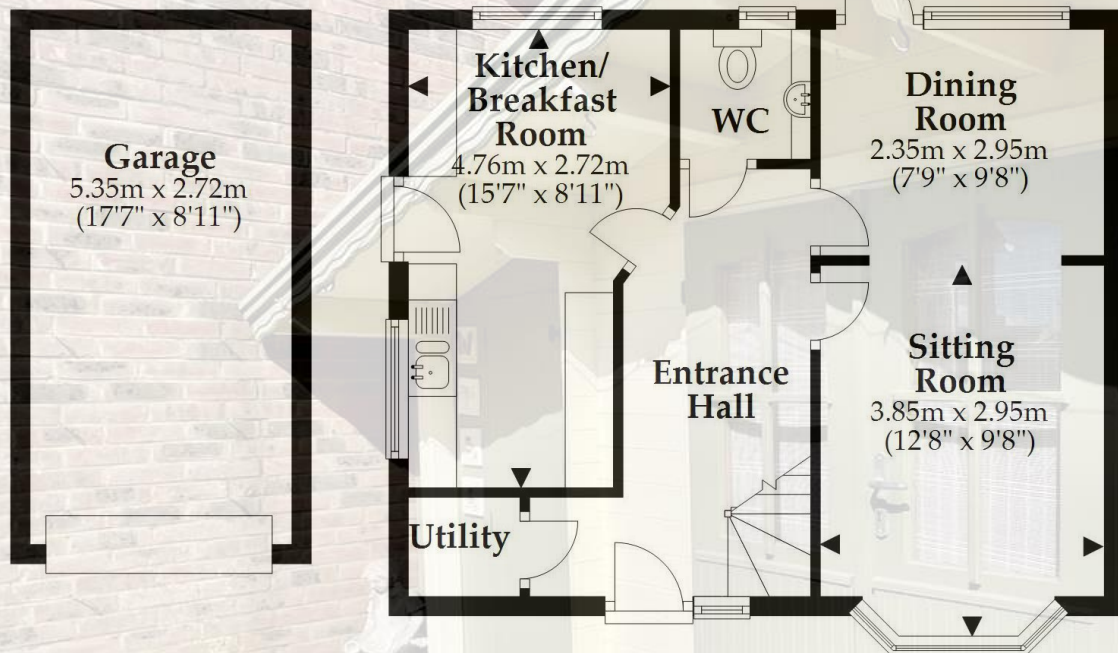
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





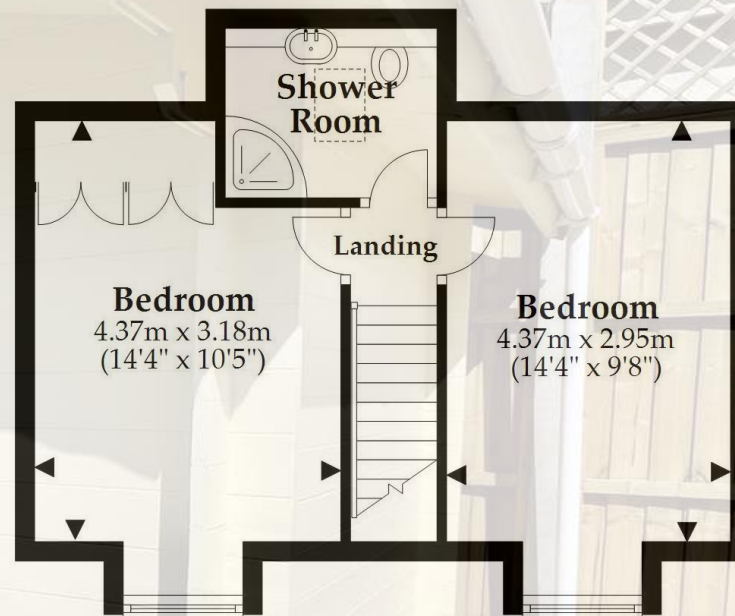
## Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 sq. feet)

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



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