



Ringwood, Hampshire, BH24 2AW

FREEHOLD

An incredibly sought after location, adjacent to Avon Castle, a carriage driveway and wonderful mature plot of 0.66 acres, are just a few features of this outstanding, detached family home which has recently undergone an extensive schedule of sympathetic & very stylish improvements and extension.

On entering the property you are welcomed by a bright hallway with Italian Porcelain flooring. The hub of this impressive home is a simply superb, open plan, full-width kitchen/dining /day room. This fantastic space is dual-aspect and bathed in natural light from a lantern skylight and sliding doors opening out the rear. The kitchen has been thoughtfully fitted with top-of-the-line appliances, including NEFF ovens and Bosch refrigeration. There is also a large utility room with space for a washing machine and tumble dryer along with ample storage space. The family room leads to the sitting room, highlighted by a striking open fireplace with a granite surround, the room also provides views out to the rear and side gardens.

The current owners have extended the property to the side creating a double garage with tiled flooring and electric up and over doors, there is a service room hosting the boiler and underfloor heating manifold ideal for drying laundry. There is also a large cloakroom with WC and sink vanity unit. A study off the hallway with tiled flooring and views to the front completes the ground floor.

The first floor lies host to four spacious double bedrooms, all having superb, contemporary style en-suite bath/shower rooms and two having dressing areas, vaulted ceilings and feature windows. All benefit from useful built-in storage/wardrobes. The master bedroom is a particular feature with Hammonds built-in wardrobes and a stunning four-piece suite.

This fine home further benefits from gas central heating, double glazing, CCTV security and an alarm system.

Outside are established, landscaped gardens that elegantly extend to surround the property. The current owners have created a beautiful brick built pergola style building which provides exceptional outdoor entertaining space which could potentially be used all year round thanks to the built in fire place. The remainder is full width paved terrace, perfect for outdoor entertaining and accessed by sliding doors from the kitchen/living space. The gardens are enclosed by a mixture of fencing, trees and shrubs, providing high levels of privacy and seclusion, being primarily laid to lawn with flower and shrub beds.

To the front is extensive parking accessed through electric gates/turning and a carriage driveway that leads to the integral double garage.

Glenburn borders on the edge of the mature wooded area of Avon Castle the property is conveniently located on the outskirts of the market town of Ringwood with excellent transportation links to the major centres of Bournemouth, Poole, Salisbury and Southampton. There are mainline train stations and international airports at Bournemouth and Southampton. For sailing enthusiasts resorts can be found at Poole, Christchurch and Lymington. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

Local Authority: Dorset (east Dorset)

Council Tax Band: F

Energy Performance Certificate (EPC): Rating C

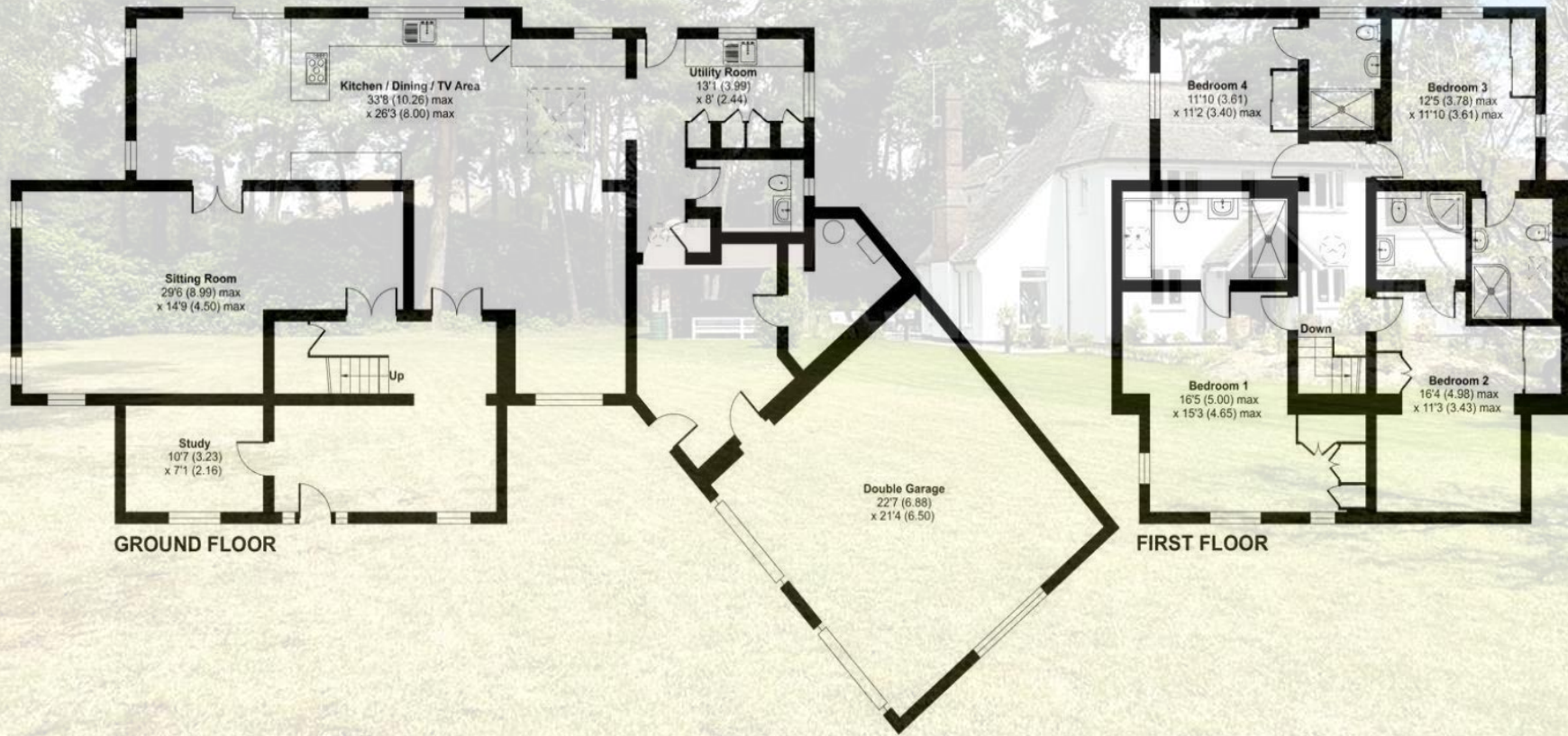
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







Approximate Area = 3018 sq ft / 280.3 sq m
Garage = 484 sq ft / 44.9 sq m
Total = 3502 sq ft / 325.2 sq m
For identification only - Not to scale







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