



HEARNES
WHERE SERVICE COUNTS

Gorley Road, Ringwood, Hampshire, BH24 1TJ

FREEHOLD

A fabulous, private landscaped rear garden, that enjoys a sunny westerly aspect (measuring around 110 foot in length), plenty of useful parking and an incredibly sought-after location, are just a few features of this charming, semi-detached family home, offering both spacious and flexible accommodation.

Positioned within a few hundred metres of the New Forest National Park and local schools and just yards from useful shops and the doctors surgery, this impressive and versatile property is ideal for a growing family, anyone requiring annexe potential, as well as possible home/income.

The first floor lies host to three well-proportioned bedrooms with a fourth bedroom being positioned on the ground floor.

The ground floor comprises two informal open plan reception rooms (currently the sitting room & dining room), a comprehensively fitted kitchen, a very useful study area/reception (could easily be used as a breakfast room), a dressing room with en-suite shower which then leads through to the master bedroom which has stunning views down the garden. The kitchen area has been designed to make good use of the space on offer and is fitted in a arrange of wall and floor mounted units with contrasting worktops and splash backs.

This impressive and well-presented property further benefits from the retention of many original features, a downstairs family bathroom, gas central heating and double glazing.

The rear gardens can be accessed by doors from the master bedroom, kitchen and rear lobby, they are enclosed by a mixture of fencing, mature trees shrubs and hedging. There are numerous private seating areas and established, stocked flower and shrub beds, along with a vegetable patch and various timber/glass outbuildings. To the front is a 5-bar gate that leads to a gravelled drive, providing plenty of off road parking. A gate gives side access into a side garden where covered, cloister style area and bistro style courtyard garden can be found. This in turn leads to the rear gardens.

Local Authority: New Forest

Council Tax Band: E

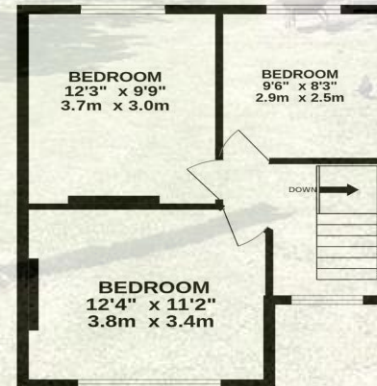
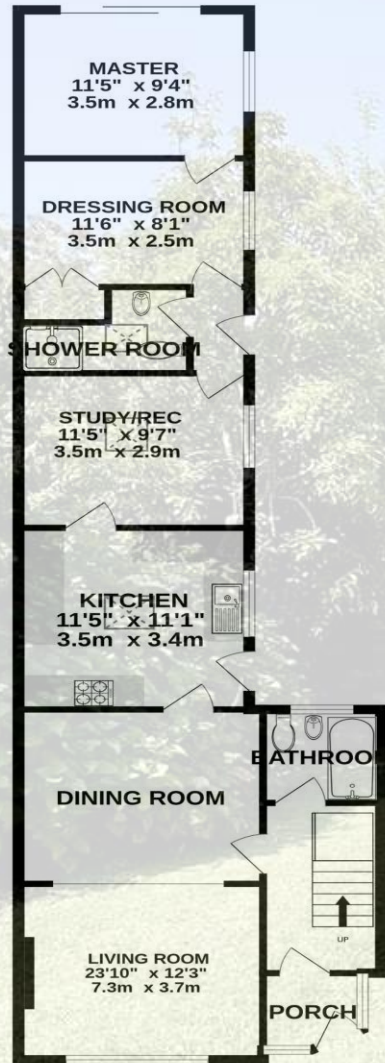
Energy Performance Certificate (EPC): Rating D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
895 sq.ft. (83.2 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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