



Ringwood, Hampshire, BH24 1PG

FREEHOLD

A beautiful, established and mature plot (approximately 0.2 acres), extensive off road parking and no forward chain, are just a few features of this impeccably presented, spacious and flexible family home that has annexe potential.

Located at the end of a peaceful and sought-after cul-de-sac, this property is perfect for a family, as it is close to highly regarded local schools.

It would also suit anyone needing an annexe or home/income, as there is a ground floor bedroom/reception and shower room.

The first floor lies host to three double bedrooms, all with useful built-in storage and serviced by a family bathroom.

The ground floor accommodation briefly comprises two well-proportioned reception rooms to the front (one used as a sitting room, the other a dining room), a wonderful, well-planned kitchen/breakfast room with adjoining conservatory and the later edition of a ground floor shower room and further sitting room (could be a 4th bedroom if needed). It is this extension that could easily become an annexe or home/income.

This delightful, Edwardian home further benefits from gas central heating and double glazing.

Adjoining the rear of the property is a paved terrace, ideal for outdoor entertaining which is accessed by doors from the conservatory and extension. This leads to a well-tended area of lawn and mature trees shrubs and hedging. To the rear of the garden is a driveway that can be accessed off the bottom of Woodford Close and provides lots of parking. This driveway then leads to the remainder of the plot, which with planning permission could become a building plot, but currently is just an extension of the already secluded gardens.

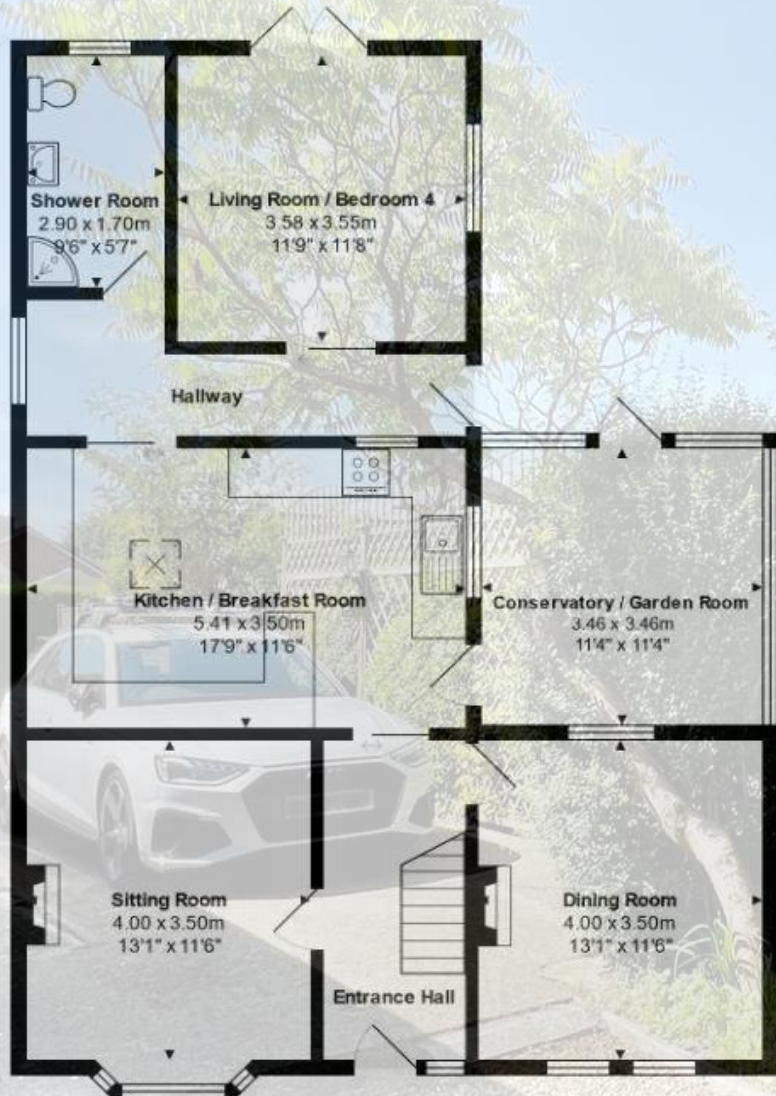
Local Authority: New Forest

Council Tax Band: D

Energy Performance Certificate (EPC): E

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
Area: 83.2 m² ... 895 ft²



First Floor
Area: 48.2 m² ... 519 ft²
Heat-Loss Perimeter: 31.3m ... 103ft

Total Area: 131.4 m² ... 1414 ft² (excluding conservatory / garden room)

All measurements are approximate and rounded to nearest 10mm / 5 inch and are for display purposes only.
Garages, conservatories, sun rooms, etc. are not included in total floor areas.

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