



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 3AA

FREEHOLD

A fabulous Victorian three bedroom semi-detached cottage situated in an idyllic location adjoining The Bickerley with far reaching views over the River Avon and the Raymond Brown Nature Reserve. The property sits in a good size plot of approximately 0.3 of an acre.

The characterful accommodation of approximately 833 sq. feet comprises of an entrance hall with stairs rising to the first floor and a doorway through to the sitting room. The sitting room is quite cosy with grey wood effect flooring, feature fireplace and hearth and double doors through to the dining room. The dining area enjoys a good degree of natural lighting from the glass pitched roof and double French doors opening on to the delightful rear garden.

The dining and kitchen/breakfast room have tiled flooring and exposed brick walls both of which add character and charm. The kitchen area provides a range of bespoke floor and wall mounted high gloss units, built in oven and grill, microwave, one and half composite sink units and an AEG induction hob.

A double bedroom overlooking the front aspect completes the ground floor accommodation

The first floor landing provides access to two double bedrooms both of which and together with the ground floor bedroom are serviced by the partially tiled first floor bathroom which has a pedestal basin, WC and panelled bath with shower attachment over.

To the front of the property there is off road parking and gated access to the rear garden. The rear garden is a real attribute to the property being mainly laid to lawn, with mature flower and shrub borders, a raised decking area and garden shed.

Viewing is highly recommended to appreciate the characterful cottage set within an exceptional location with stunning views and within walking distance to the town centre, schools, river side walks and trailways.

Local Authority: New Forest

Council Tax Band: B

Energy Performance Certificate (EPC): Rating D

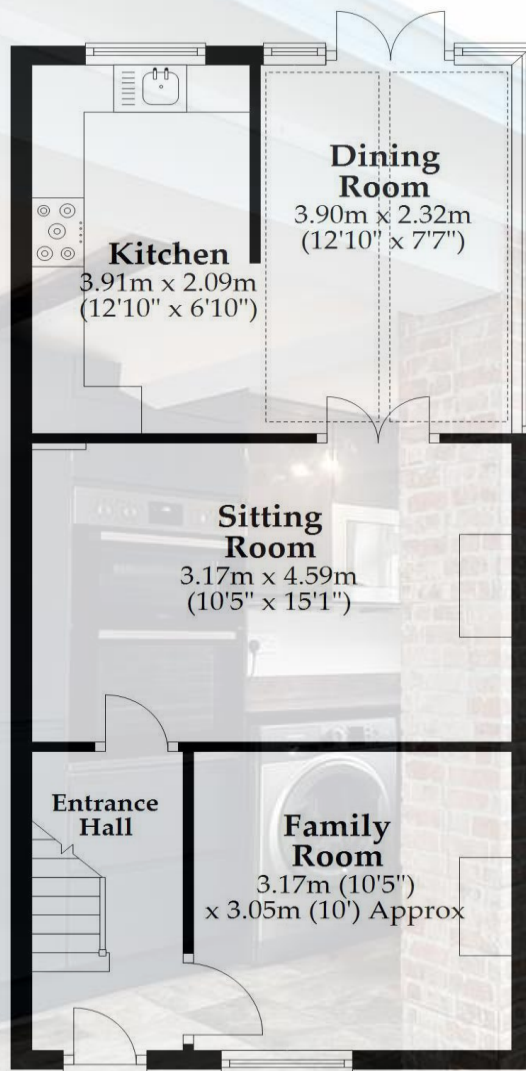
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 sq. feet)

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



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