



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1LT

FREEHOLD

A rarely available and beautifully presented detached chalet home set in a simply outstanding location overlooking and backing directly onto the wonderful Kingfisher Lakes. The highly sought after location is within walking distance of Ringwood and Poulner Schools and the Town Centre is approximately a mile away. The beautiful New Forest is a short distance as are the award-winning beaches at Bournemouth and Poole.

The beautifully presented accommodation approaching 1550 sq. feet comprises of a spacious entrance porch with double opening front doors leading into the impressive hallway with tiled flooring extending through and oak effect doors providing access to the principal rooms. Double doors lead into the sitting room with a feature bay window overlooking the front complete with plantation shutter and decorated in neutral earthy tones which gives a wonderful calming feel. To the rear of the property and with access straight out into the garden the kitchen / dining room provides a bright and airy space to entertain as well as a stylish fitted kitchen with plenty of storage and worktop space, butler sink and central island feature. Adjacent is a generous utility room with space for laundry appliances and plenty of further storage, butler sink and tiled wall areas. The ground floor also hosts two bedrooms, one overlooking the front with bay windows and plantation shutters, both with fitted wardrobes and services by the family bathroom which is fitted with a traditional stylish modern suite comprising ball and claw foot bath and corner shower cubicle. Stairs from the hallway lead to the first floor which offers a further two generous bedrooms with views to the rear overlooking the Kingfisher lakes and the beautiful gardens.

The rear garden is a real attribute to the property being mainly laid to lawn with a chalet/office/summerhouse ideally placed to enjoy the garden, this can be utilized as ancillary accommodation to the main house if required but equally would be perfect for those working from home or simply wanting an all year round outside space to enjoy the garden from. Heated with double glazed windows and wood flooring, the current owners really have thought of it all.

A further covered gazebo entertaining area, garden shed, and private patio that is well placed towards the end of the garden to fully take in the view over the lakes and a perfect spot to watch the sun set over the lakes.

Viewing is highly advised to appreciate the wonderful location and the spacious accommodation.

Note: There is a possibility to become a Kingfisher Lake shareholder including fishing rights dependent on meeting the necessary requirements and by separate transaction.

Local Authority: New Forest

Council Tax Band: E

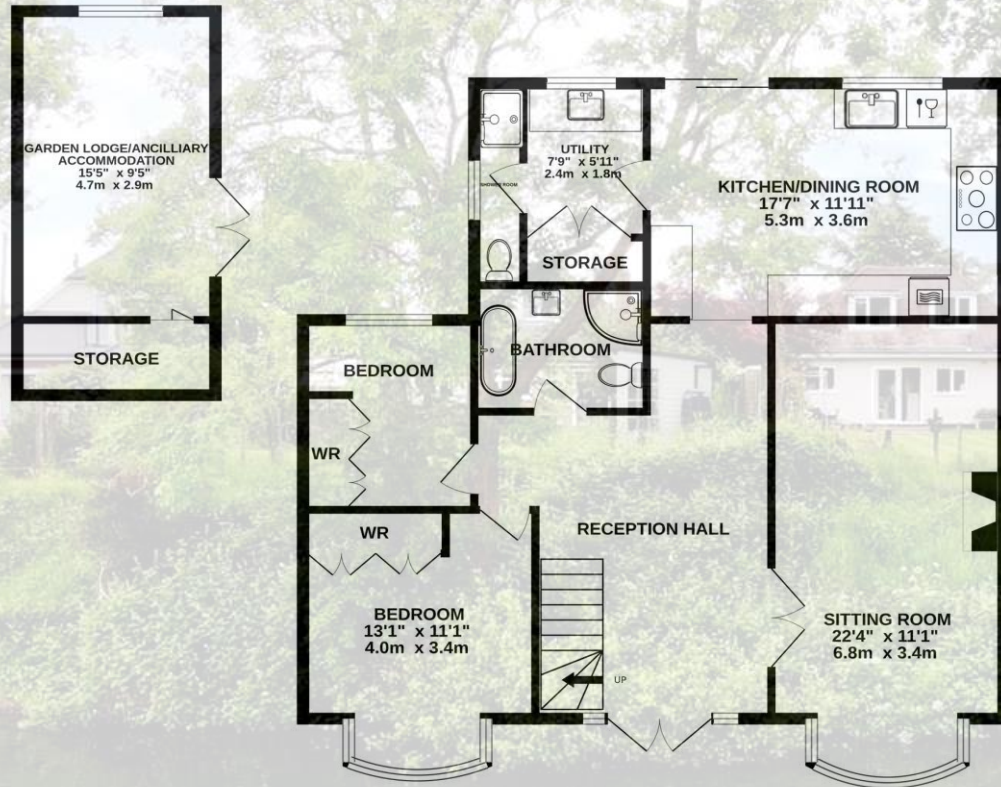
Energy Performance Certificate (EPC): Rating D

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

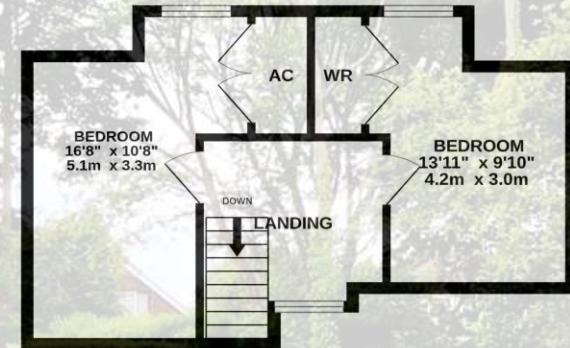




GROUND FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.8 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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