

FOR SALE  
**HEARNES**  
02 - 04 HIGH STREET RINGWOOD  
01425 489955

**HEARNES**  
WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 1XG

## FREEHOLD

An incredibly popular and sought-after location (being so close to highly regarded schools, local shops and travel links, no forward chain and a delightful, private rear and side garden, are just a few features of this impeccably presented, spacious link-detached family home, located with a few hundred metres of the New Forest National Park.

This charming property has been meticulously maintained, improved and extended, offering bright and flexible accommodation. It still offers further potential to extend if needed (subject to the relevant consents), due to the large plot to the side.

The first floor gives access to three well-proportioned bedrooms, serviced by a modern, re-fitted shower room. The ground floor accommodation briefly comprises a formal sitting room which overlooks the front, a dining area which enjoys views of the rear garden, a fabulous, fitted kitchen, downstairs cloakroom and additional reception/bedroom 4.

The kitchen in particular, has been carefully planned to make the very best use of the space on offer. It is fitted in a range of shelved, wall and floor units with contrasting worktops and splashback. Integrated appliances include a washing machine dishwasher and fridge and high-quality, built-in stainless steel Smeg hob and double oven.

The extension, which adjoins the side of the kitchen and the rear of the garage, creates a very useful and versatile space which could be used as an annexe, home office or occasional 4th bedroom. A door from the kitchen leads to a side lobby where there is a personal door to the garage, access to a contemporary style cloakroom/WC and door to the 3rd reception.

This impressive property further benefits from gas central heating and double glazing.

The rear garden can be accessed by sliding patio doors from the dining area and a personal door from the extension. It is fully enclosed and designed to be virtually maintenance free. There is an extensive, ornate sandstone terrace with central area of artificial lawn and small ornamental pond.

To the front is an area of lawn which extends around to the side. There is a driveway providing off-road parking which in turn leads to the attached garage.

**Local Authority: New Forest**

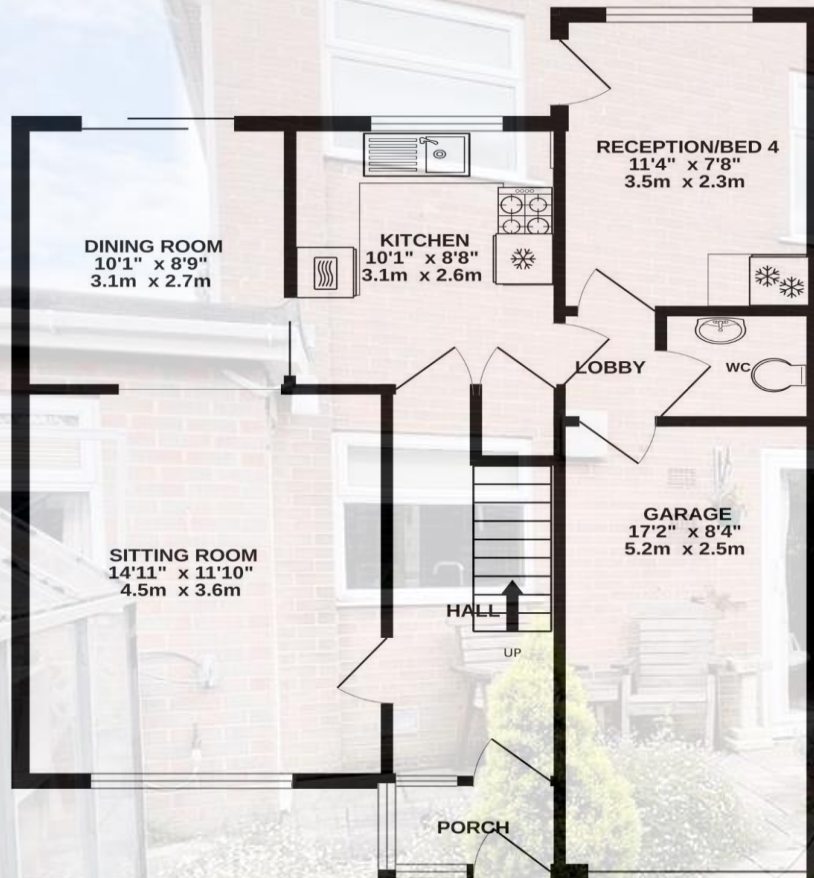
**Council Tax Band: D**

**Energy Performance Certificate (EPC): the**

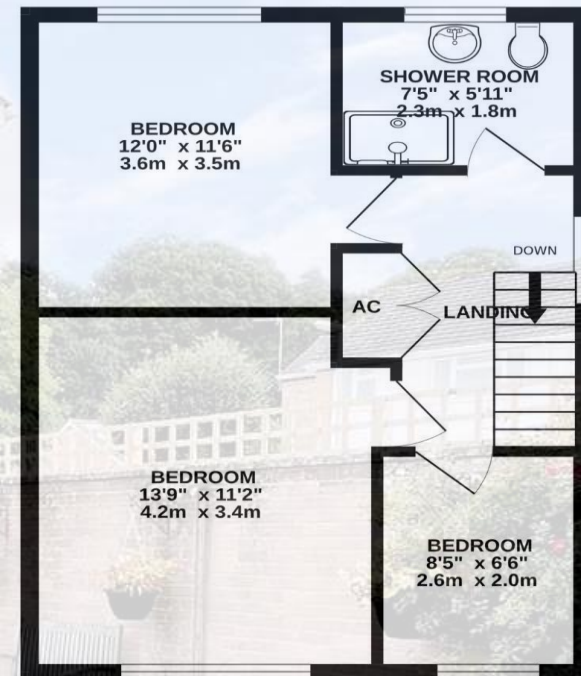
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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