



HEARNES
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PRIVATE
PARKING
No. 45
ONLY

Ringwood, Hampshire, BH24 3AD

FREEHOLD

A delightful, private rear garden, perfect for outdoor entertainment, parking for up to two cars and an incredibly sought-after town centre location, are just a few features of this tastefully improved character cottage.

Located within a few hundred yards of the Bickerley Green, Avon Valley Footpath & the Castleman Trail, this wonderful property is perfect for anyone who enjoys walking or has dogs. It is also within 800 yards of Ringwood Town Centre with its diverse range of shops bars and restaurants.

This fabulous property has been carefully and sympathetically improved by the current owners, who bought it almost fifteen years ago because of its character, position and town centre parking.

There are two well-proportioned double bedrooms served by a gorgeous, refitted 4-piece family bath/shower room.

The ground floor accommodation lies host to two flexible reception rooms with both with original, exposed wooden flooring, the sitting room having a cosy log burner.

The kitchen has been sympathetically designed to make good use of the space on offer, fitted in a range of 'in frame' units with contrasting solid wooden worktops and metro tiled splashbacks.

This delightful property further benefits from gas central heating, double glazing and a useful entrance porch.

The rear garden has been landscaped to be easy to maintain, with a sandstone paved terrace and area of gravel. It has been designed with outdoor entertainment in mind and is accessed by a door from the kitchen and a rear pedestrian gate.

To the front is a courtyard style garden that is also private enough to have its own seating area.

This impressive cottage also has the added benefit of two allocated parking spaces.

Local Authority: New Forest

Council Tax Band: C

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
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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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52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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