



FOR SALE
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HEARNES

WHERE SERVICE COUNTS

Christchurch Road, Bisterne, Ringwood, Hampshire, BH24 3BN

FREEHOLD

A beautiful and historic cottage thought to be 450 years old, with a wealth of character and charm including exposed brick work, beams, wood panelling, leaded panelled arched windows and Tudor style chimney pots. Approximately 1 ½ miles from town and in Ringwood School catchments.

A beautiful and historic grade II listed thatched cottage thought to be 450 years old, with a wealth of character and charm including exposed brick work and beams, wood panelling, stunning leaded panelled arched windows, Tudor style chimney pots, a galleried landing and a thatched veranda, situated within this semi rural location about a mile and a half outside Ringwood. The property has been substantially refurbished over the years in keeping with the age of the property and is being offered with no forward chain. The property has also recently been ridged..

The accommodation consists of a spectacular entrance hall open to a galleried landing with exposed brickwork and beams, a feature fireplace, wood laminate flooring and a bedroom/study off it, with part wood panelling. Kitchen/breakfast room that overlooks the garden with a raised ceiling, base units with wooden worktops over, display cabinets above and wood panelled splash backs, a butlers basin, built in fridge, freezer, dishwasher, plumbing for a washing machine, tiled flooring and space for a range cooker. The dining room with its skylight window, exposed beams and brickwork leads off the kitchen, as does the bathroom/wc with a corner bath and a shower over with tiled flooring and vanity cupboards. Also a staircase leads to a first floor bedroom with a wardrobe. The sitting room has part wood panelling, beams within the ceiling and a feature brick fireplace.

Off the landing, there are two bedrooms, one of a fair size with a stunning vaulted ceiling with inset beams and the second with further beams with exposed brickwork.

Outside at the front there is gravel off road parking to the side and a lawn area with a wrought iron fence. To the rear, the garden is mainly laid to lawn with woodchip area, patio, raised decking, gravel area to the side, separated with a trellis, all enclosed by fencing with gates to the rear and further off road parking or space for a motor home behind.

Internal viewing highly recommended to appreciate the immense character that this truly stunning cottage has to offer.

SITUATION: The Old School House is about a mile and a half from the centre of The Avon Valley market town of Ringwood where all the day to day facilities can be found including shops, excellent state and private schools and recreational facilities. The major centres of Bournemouth, Poole, Salisbury and Southampton are all easily reached by car being approximately 12, 15, 19 and 21 miles respectively. For recreational pursuits the New Forest is within about a mile and offers thousands of acres of unrestricted walking and riding over moor, heath and woodland, while various coastal centres are easily reached notably at Poole, Christchurch and Lymington. The River Avon and the Ringwood lakes offer good fishing and golf can be found at a number of good local courses including the famous Ferndown Golf Club.

Local Authority: New Forest

Council Tax Band: B

Energy Performance Certificate (EPC): N/a

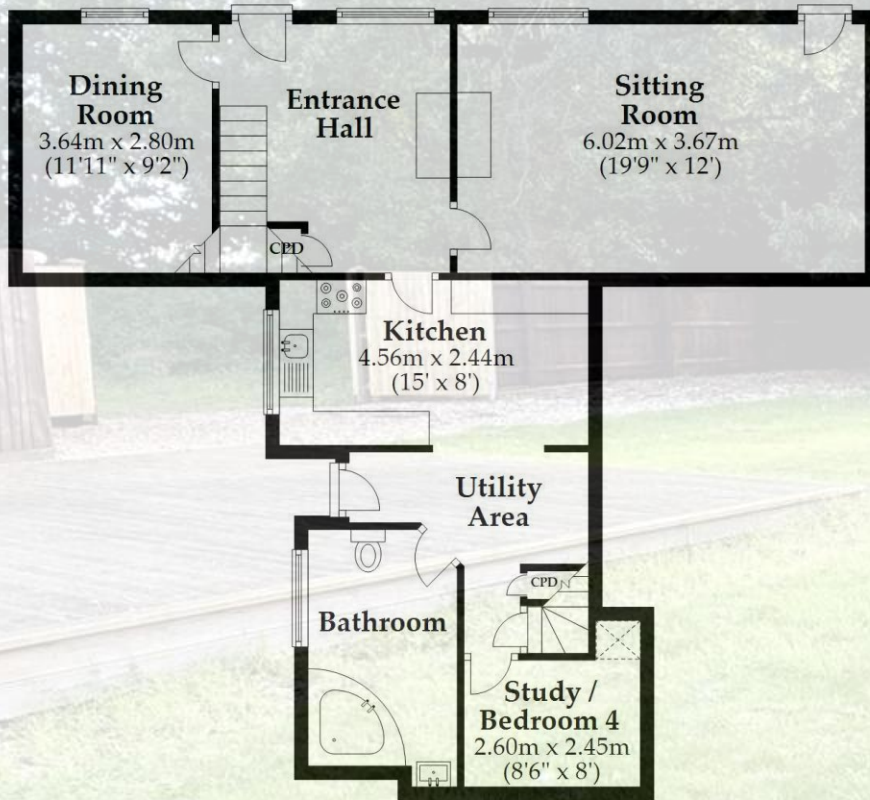
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

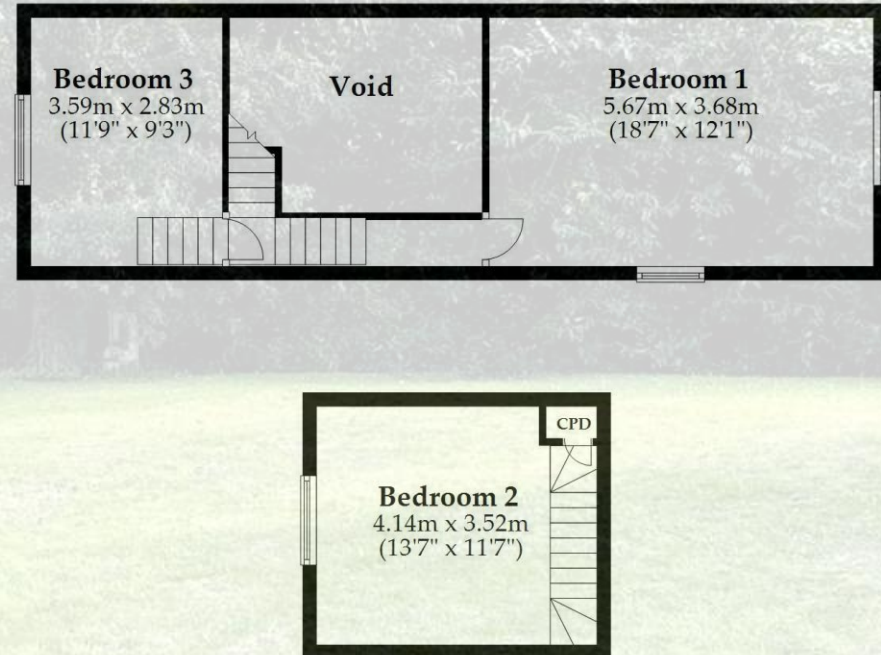
Ground Floor

Approx. 78.6 sq. metres (846.2 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 138.6 sq. metres (1492.2 sq. feet)

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



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