



HEARNES

WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 2AW

## FREEHOLD

**A beautifully presented four bedroom detached house situated within a very private and secluded plot in a prestigious location on the edge of the Avon Valley. The market town of Ringwood is nearby and hosts a range of wonderful shops and restaurants, educational and leisure facilities. Award winning beaches on the south coast and the wonderful New Forest National Park are within easy reach. Commuters are well catered for with excellent transportation links via the A31 and A338 and mainline train stations and international airports can be found at Bournemouth and Southampton.**

The spacious accommodation of approximately 2670 sq. feet offers a good deal of natural lighting enhanced by the neutral decorative tones throughout. Comprising of a generous entrance hall with a cloakroom to the side and a wonderful galleried landing. The superb open plan kitchen/dining/family room is the real hub of the property and is ideally located to the rear enjoying a delightful outlook over the stunning landscaped gardens. The kitchen area offers an extensive range of contemporary floor and wall mounted units with soft close doors and drawers, superior quality quartz worksurfaces, integrated appliances include a dishwasher, fridge and freezer, a Range style cooker with induction hob and microwave oven and Amtico light oak flooring. A separate utility /laundry room provides further storage cupboards, space and plumbing for a washing machine and dryer and access doors to the front and rear gardens and integral garage. Both the dining and family areas benefit from double doors opening onto the raised patio area making it ideal for alfresco entertaining. The sitting room is dual aspect and has a feature fireplace with marble surround and hearth. A study/office overlooks the front aspect and completes the ground floor accommodation.

The first floor galleried landing has a feature bay window with window seat and provides access to the four good size double bedrooms with both the master and the guest room benefitting from en-suite facilities. Bedroom three has built in wardrobes and together with bedroom four are serviced by the fully tiled family bathroom which has a vanity unit with inset basin, corner bath with power shower attachment over and WC.

The property is set well back from the road and is approached via an extensive shingle driveway which provides ample off road parking and turning and access to the integral garage which has an electric remote controlled door, power, lighting, a wet room and personal door opening into the utility room. The front garden has a lawn area, shrub borders, and ornamental trees and is bounded by mature hedging. Accessed via wooden side gates the rear gardens are a real attribute to the property offering a good degree of privacy and seclusion with lawn and paved areas, meandering paved pathways and an abundance of shrubs, ornamental trees and grasses, hot tub, summerhouse and garden shed all set within a tranquil sylvan setting.

*Viewing is highly recommended to appreciate peaceful location and presentation of this delightful family home.*

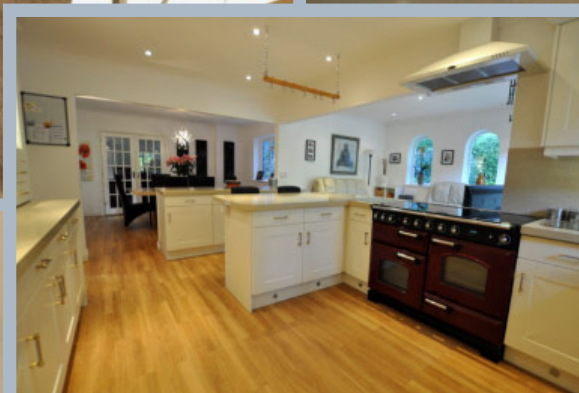
### COUNCIL TAX BAND: G

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 and do not form part of the contract.

### ENERGY EFFICIENCY RATING: D

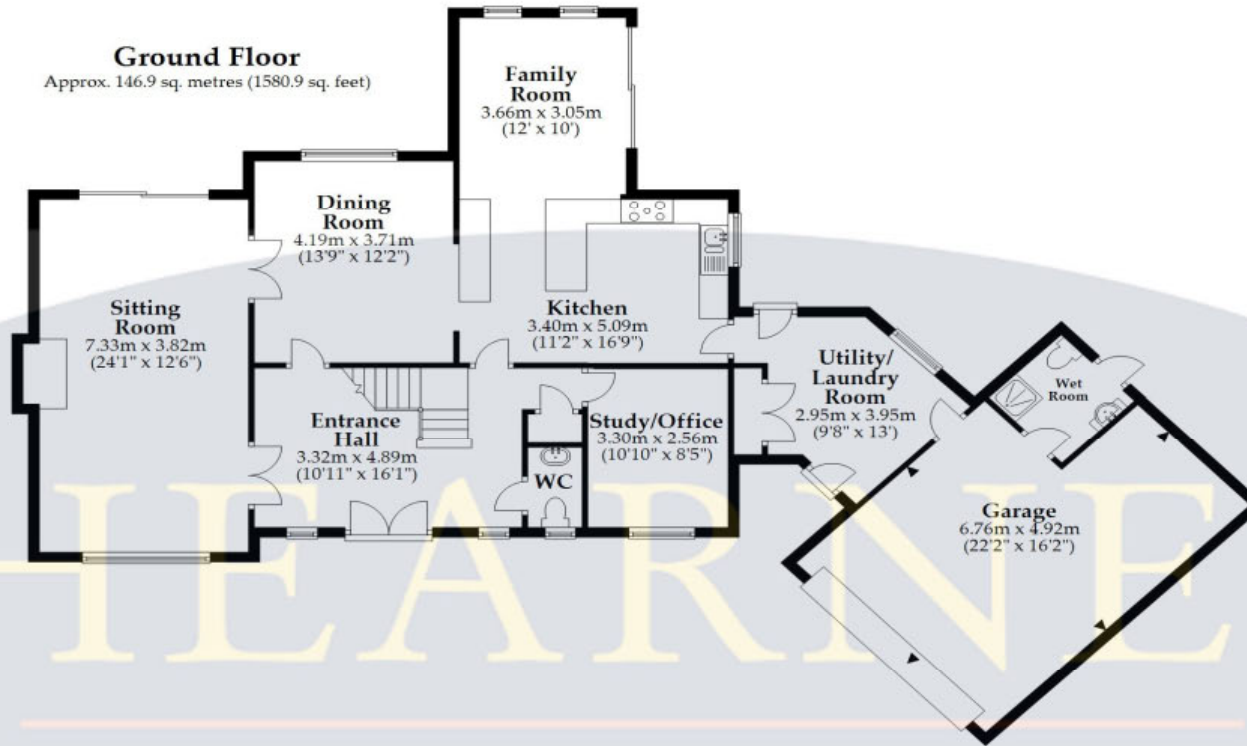






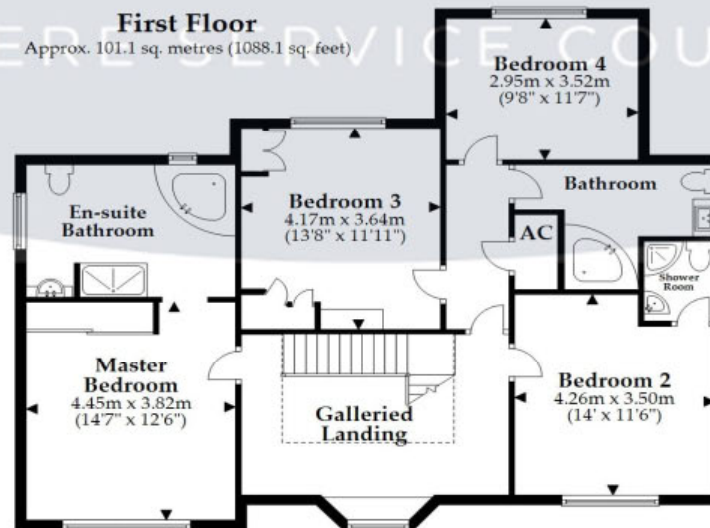
## Ground Floor

Approx. 146.9 sq. metres (1580.9 sq. feet)



## First Floor

Approx. 101.1 sq. metres (1088.1 sq. feet)



Total area: approx. 248.0 sq. metres (2669.0 sq. feet)

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











# HEARNES

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: [ringwood@hearnes.com](mailto:ringwood@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE