



HEARNES

WHERE SERVICE COUNTS

Hightown, Ringwood, Hampshire,

FREEHOLD

A four bedroom detached house which is well presented and is a perfect family home with a wonderful outlook at the rear over a stunning private garden. Situated within a delightful ‘cul de sac’ the property is within walking distance of the forest, Hightown Lakes and a charming country pub and also falls within the Ringwood School catchments.

The property has been very well cared for and maintained by the current owners over many years and offers extended and spacious accommodation. Benefits include low maintenance double glazed windows and doors, replacement fascias and soffits and gas fired heating by way of a modern boiler. Viewing is strongly advised.

The spacious accommodation comprises an entrance hallway which has stairs to the first floor, access to all ground floor rooms as well as an updated cloakroom/wc. The dual aspect open plan kitchen / dining/ family room has a door to the side and large opening leading through into the kitchen area. The hub of the home this whole area is centred on family living with wood effect flooring extending throughout. There is ample room here to dine either formally or informally and a spacious kitchen area with double opening doors into the garden. A large range of modern units to both floor and wall areas are complimented by worktops and splashback tiling, fitted appliances include an oven and grill, nearby gas hob and extractor hood, there is also further space for other white goods and appliances. A rear elevation window allows natural light to flood into the room. The dining room is another great area to entertain but could also double up as a family/playroom if desired with a view over the front garden. The sitting room enjoys an outlook over the rear garden and has double glazed sliding doors providing access onto the patio.

The first floor has four generous and well placed bedrooms with the master benefitting from a modern en-suite shower room. The remaining bedrooms have use of a modern family bathroom with over bath shower and fitted airing cupboard.

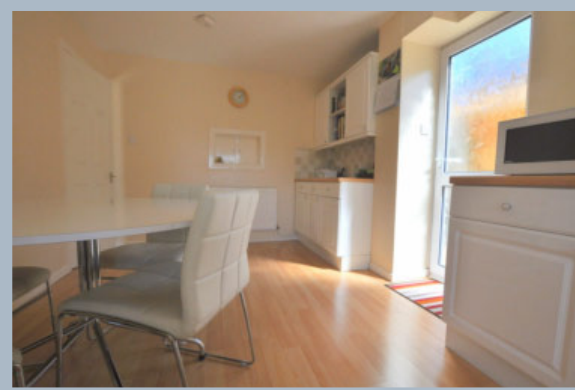
Outside the property is approached from the cul de sac to a driveway with parking for two vehicles. The single garage has an up and over door, power and light. There is gated access to the side which leads around into the rear garden. The rear garden is a particular feature of this lovely home. Affording a good degree of privacy it is well enclosed and secured by panelled fencing with a lovely range of mature trees and shrubs giving an overall feel of seclusion. A garden shed/workshop provides additional storage. There are two paved patio areas one adjoining the rear of the property and the other to the side, both perfect spots to enjoy the sunshine and indeed the pleasant view of the garden.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: D

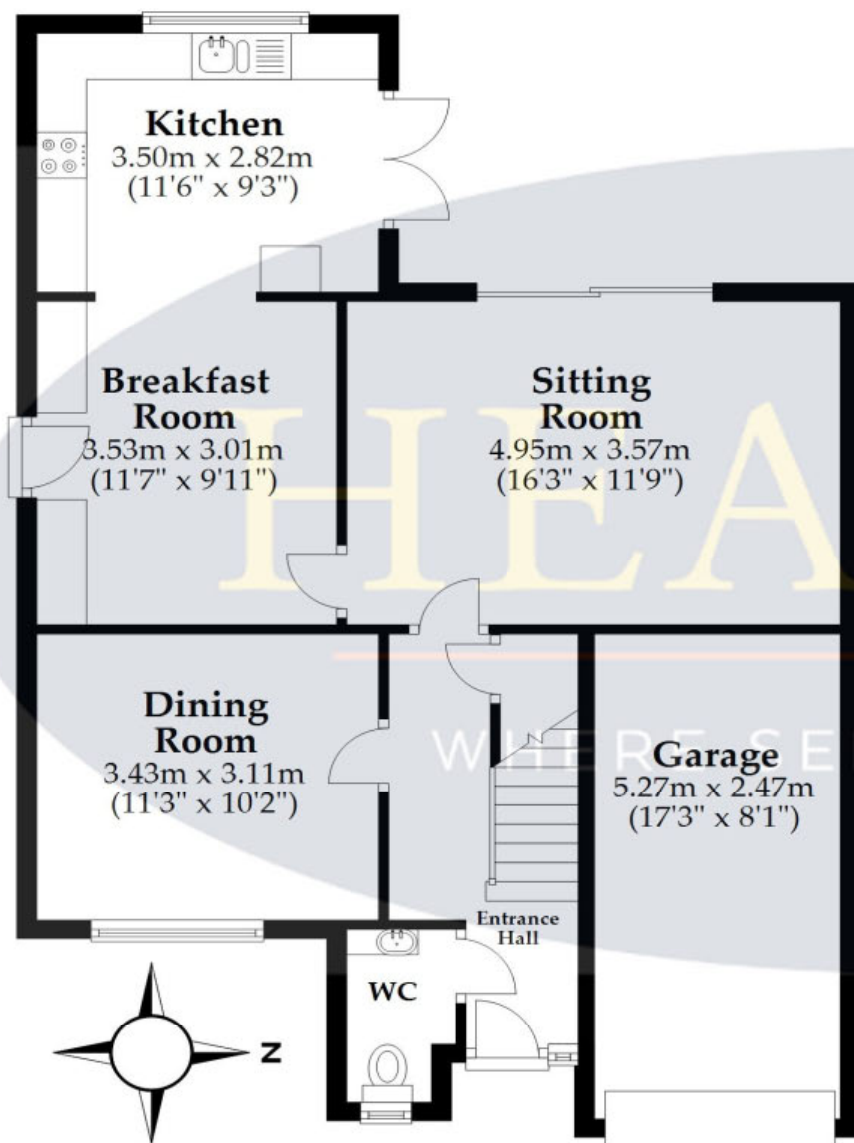
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





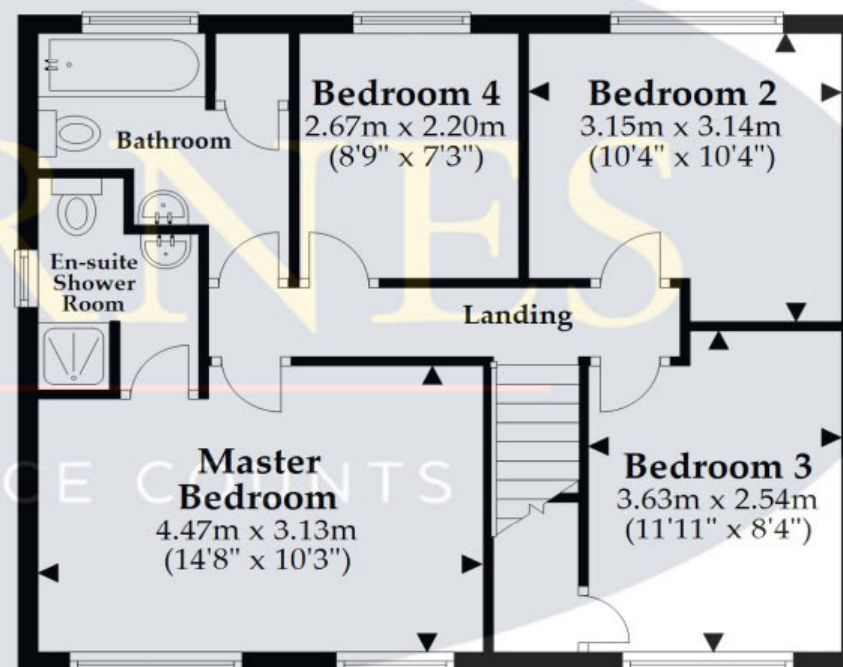
Ground Floor

Approx. 74.1 sq. metres (797.5 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 128.7 sq. metres (1384.8 sq. feet)

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





View from the first floor



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