



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 3HG

FREEHOLD

Dating back to the 1920's is this impressive four bedroom country house set within beautiful grounds approaching 1.2 acres. Situated in a stunning semi-rural location on the edge of the renowned New Forest National Park. The historic market town of Ringwood is approximately two miles away and offers an excellent range of educational, retail and recreational facilities. Direct access to excellent commuter links via the A31 is nearby and is within only 10 miles from junction 1 of the M27, linking with the M3 to London. Southampton and Bournemouth airports are both within easy driving distance as are the beautiful south coast beaches.

The beautifully presented spacious accommodation approaching 2800 sq. feet comprises of an entrance hall with under stairs storage cupboard, a turning staircase rising to the first floor and wooden flooring. A superb kitchen/breakfast room offers a range of floor and wall mounted units, central island breakfast bar, complimenting worksurfaces, built in twin ovens, gas hob, space for a table and chairs, French doors opening onto the gardens and Amtico flooring which continues through to the separate utility which in turn provides access to the side. An open way from the kitchen breakfast room leads into the dual aspect dining room which enjoys delightful views over the gardens. The sitting room is also dual aspect with a feature fire place and box bay window with French doors opening onto and overlooking the gardens. A double aspect study and cloakroom completes the ground floor accommodation.

The sizeable first floor landing provides access to the four double bedrooms with the master suite being particularly generous with a walk in dressing room with built in wardrobes and an en-suite bathroom. The remaining bedrooms are serviced by the family bathroom which has a separate shower cubicle, bath, wash hand basin and w.c.

The property sits centrally within its private grounds and is approached via a drive way providing access to the double garage which has twin opening doors, power and lighting and a further single garage. The delightful gardens are a real attribute being mainly laid to lawn with a paved patio adjoining the property with mature trees to the boundaries and interspersed throughout the grounds and pretty flower and shrub borders.

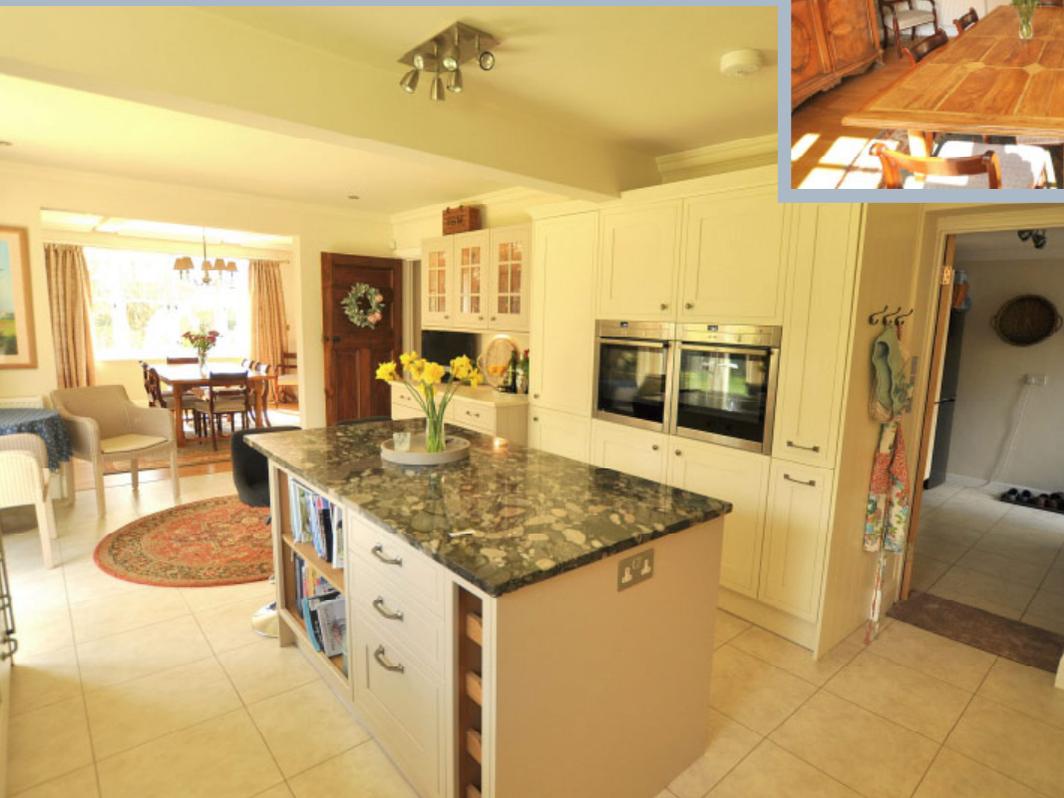
Viewing is highly recommended to appreciate the wonderful location and presentation of this charming country house.

COUNCIL TAX BAND: G

ENERGY PERFORMANCE RATING: D

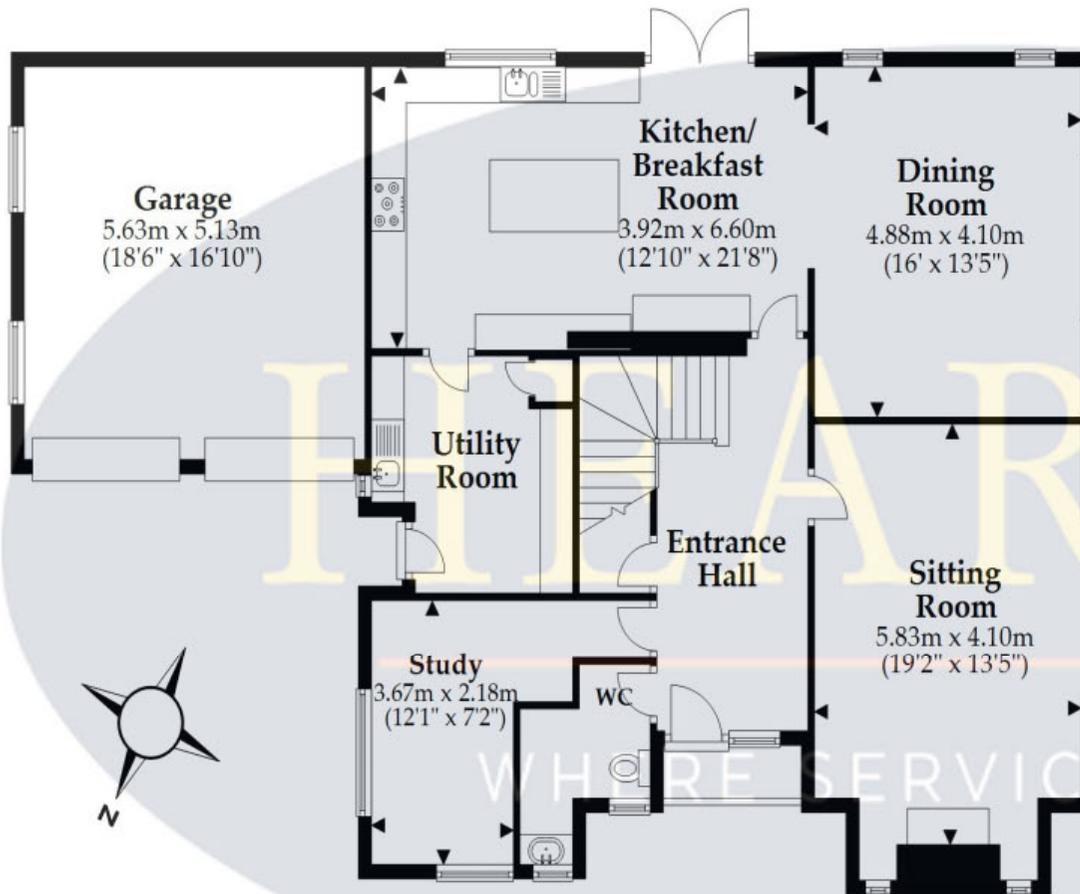
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





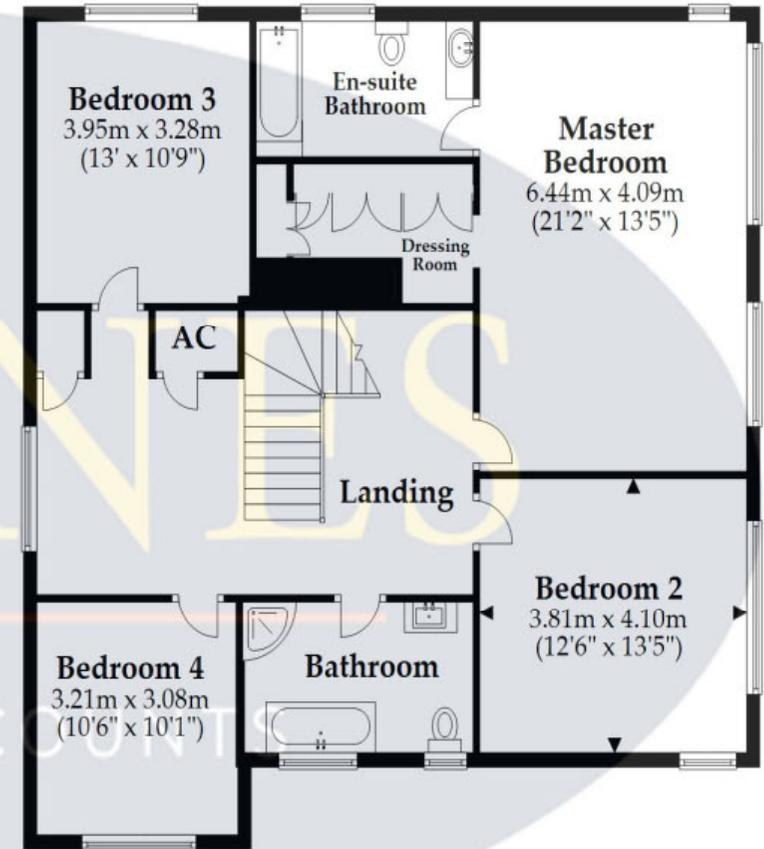
Ground Floor

Approx. 145.3 sq. metres (1563.5 sq. feet)



First Floor

Approx. 114.4 sq. metres (1231.7 sq. feet)



Total area: approx. 259.7 sq. metres (2795.2 sq. feet)

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







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