



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1TN

FREEHOLD

A deceptively spacious three double bedroom cottage, believed to have been part of a former coaching inn circa 1700's. The property is located just over a mile of Ringwood town centre and is within walking distance of local schools and amenities. Many characterful features have been retained to include exposed beams, latch style doors and stripped wood and slate tiled floors sympathetically combined with modern day living.

The rear entrance door opens into utility room/porch and has built in cupboards housing the washing machine, dryer, fridge and freezer, a customised galvanised trough sink with exposed pipe work, a porthole window to the side and a large sky light window enhancing the natural light. A sliding solid wood door gives access to the sitting room which has a window overlooking the rear, a feature woodburning stove, a staircase with feature arched window rising to the first floor and under stairs storage cupboard. The kitchen offers a range of bespoke rustic base units with Beech butler's block worksurfaces, butler's sink, space for a freestanding cooker, plumbing for a dishwasher and doorway through to the dining room making it ideal for entertaining. The dining room has bespoke wooden storage and shelving and provides access to the front entrance hall and sitting room. The dual aspect sitting room is the highlight of this charming property with the most amazing wall to ceiling Inglenook open brickwork fireplace inset with a Charnwood solid fuel wood burner and double doors opening into the rear gardens.

The first floor landing with a large linen and boiler cupboard provides access to the three double bedrooms with the master being dual aspect and particularly spacious with fitted wardrobes. Bedroom two is a large double and has built in beds with storage. All the bedrooms are serviced by either the bathroom or separate shower room. The bathroom has a roll top resin bath with Georgian style mixer taps with hand held shower attachment, wall hung wash hand basin and WC with exposed copper pipework, subway tile splashbacks, wall to wall mirror and heated towel rail. The shower room also has the subway style tiles with a wraparound frameless walk in shower, an ash plinth with a unique turned and polished yew tree bowl wash hand basin, exposed copper pipework and taps and a heated towel rail.

The rear gardens offer a good degree of seclusion and have been delightfully landscaped with raised sleepers retaining an upper sun terrace with permanent seating ideal for catching the evening sun, two mature herbaceous borders and a block built timber clad shed. Access to the side leads to the allocated parking space (an annual £200 contribution towards the maintenance of this area is required).

Viewing is highly recommended to appreciate the immense character and presentation of this fabulous cottage.

COUNCIL TAX BAND: C

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.

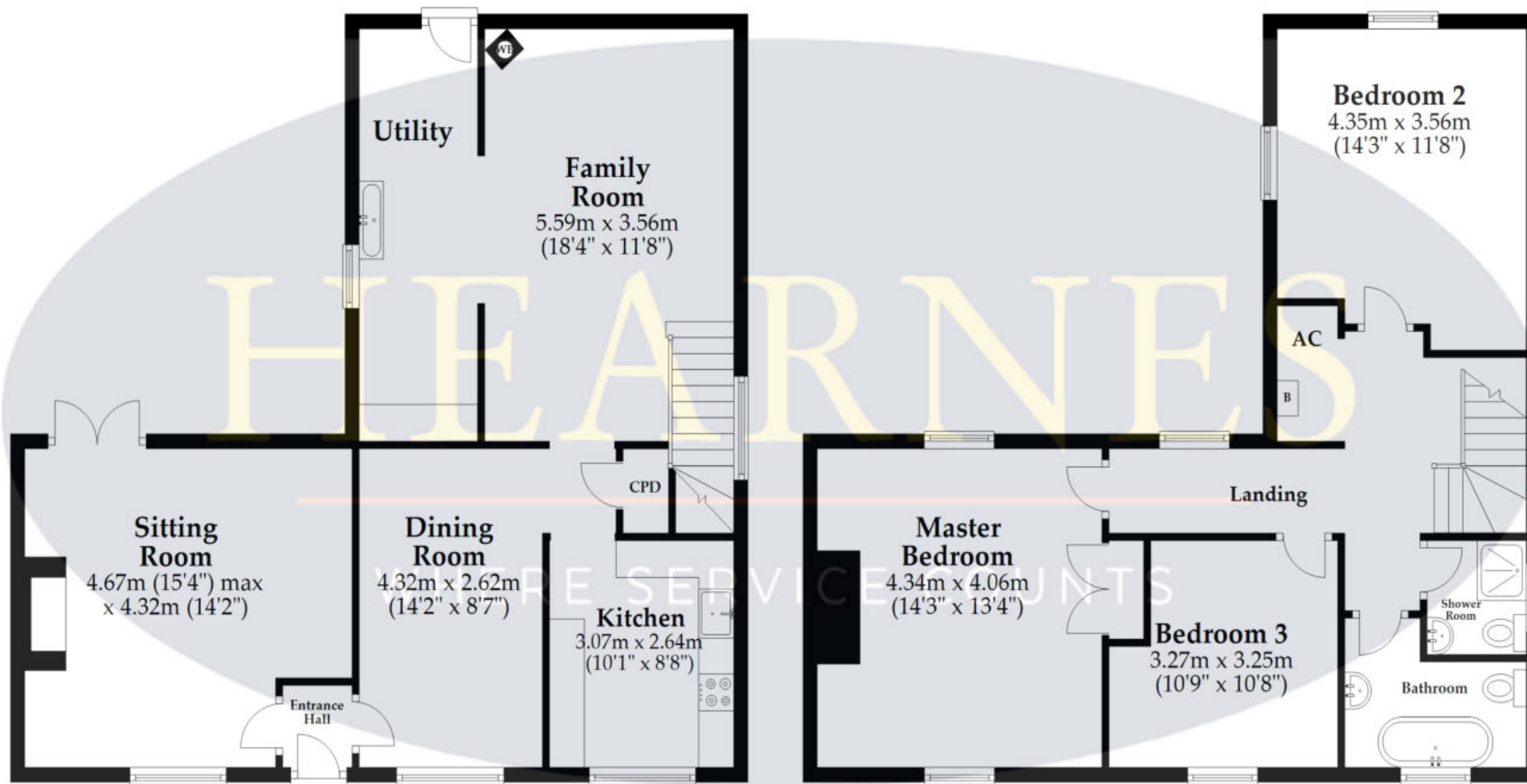




Note, Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

Ground Floor

First Floor



Total Area: approx 127.0 sq.metres (1367 sq. feet)

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







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