



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1DT

FREEHOLD

Constructed in 2014 by local developers 'Indigo - 5' this lovely cottage is set with a select development of four individually designed homes superbly finished with a combination of character and contemporary style. The property is ideally located within a short walk of the market town of Ringwood and its facilities making it an ideal purchase for those wanting to be close to amenities. Unusually for such a central location the property has a delightful part walled sunny garden and allocated parking. The property is offered for sale with the benefit of no onward chain.

The entrance hallway has access via oak latch doors to the kitchen, living room, and cloakroom as well as a large storage cupboard. The kitchen is fitted with a lovely range of country cream units, wooden work surfaces and upstand and integrated appliances including built in oven, hob, extractor hood, dishwasher and fridge/freezer. The living room is a bright room with ample room to dine, has stairs to the first floor and a lovely outlook with access to the garden.

The first floor has two generous bedrooms, both serviced by the ample bathroom with over bath shower and screen.

The front of the property is accessed from the lane via a wrought iron gate with pretty railings, completing the cottage style. The rear garden is a real feature, has an area of lawn and gate giving access to the rear path leading to the parking area. The gardens are well enclosed, part walled and well established with flowering plants and mature shrubs.

The property is situated in a most convenient location within walking distance from the Town Centre of Ringwood and delightful walks at the Bickerley and Millstream. Ringwood offers a comprehensive range of shopping facilities including an excellent array of independent and high street shops and boutiques, cafes and restaurants, two supermarkets and two Leisure Centre's. The property is also within walking distance of excellent local schooling. For commuters, the easily accessible A338 provides direct routes to the large coastal towns of Christchurch and Bournemouth and to Salisbury and via the M27 Southampton. Ringwood adjoins the beautiful New Forest, providing thousands of acres of natural heath and woodland for a variety of outdoor pursuits including walking, cycling and horse riding.

The property has the remainder of its 10 year Building Guarantee.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: B

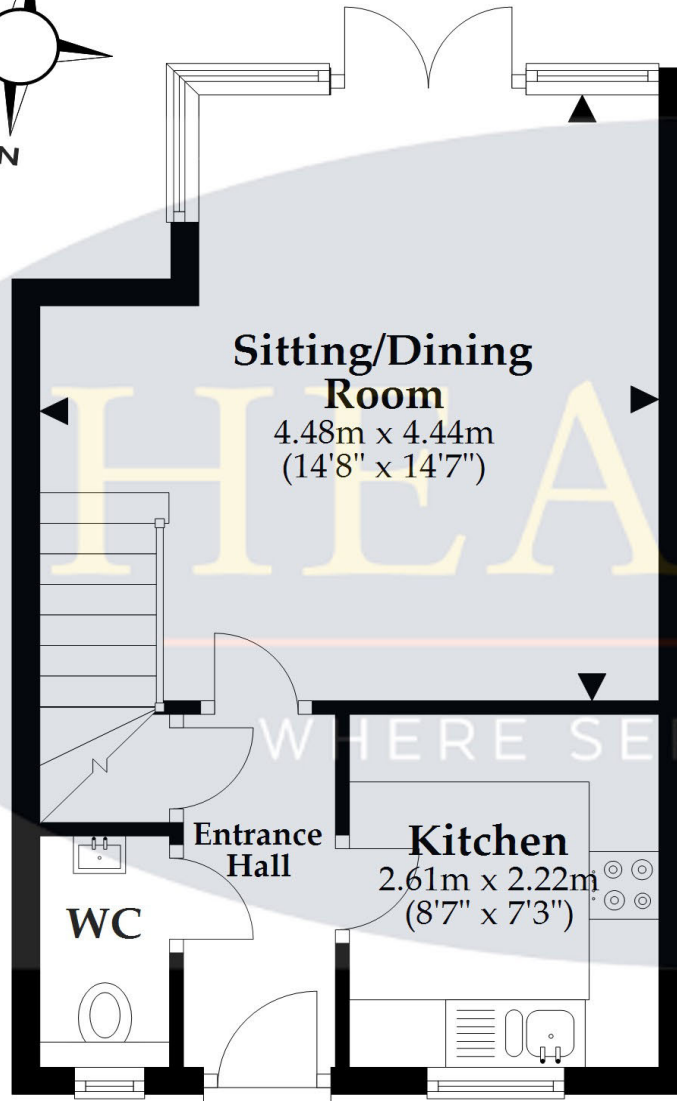
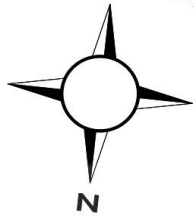
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearmes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



Nearby Bickerley Green

Ground Floor

Approx. 30.1 sq. metres (324.3 sq. feet)



Sitting/Dining Room

4.48m x 4.44m
(14'8" x 14'7")

Kitchen

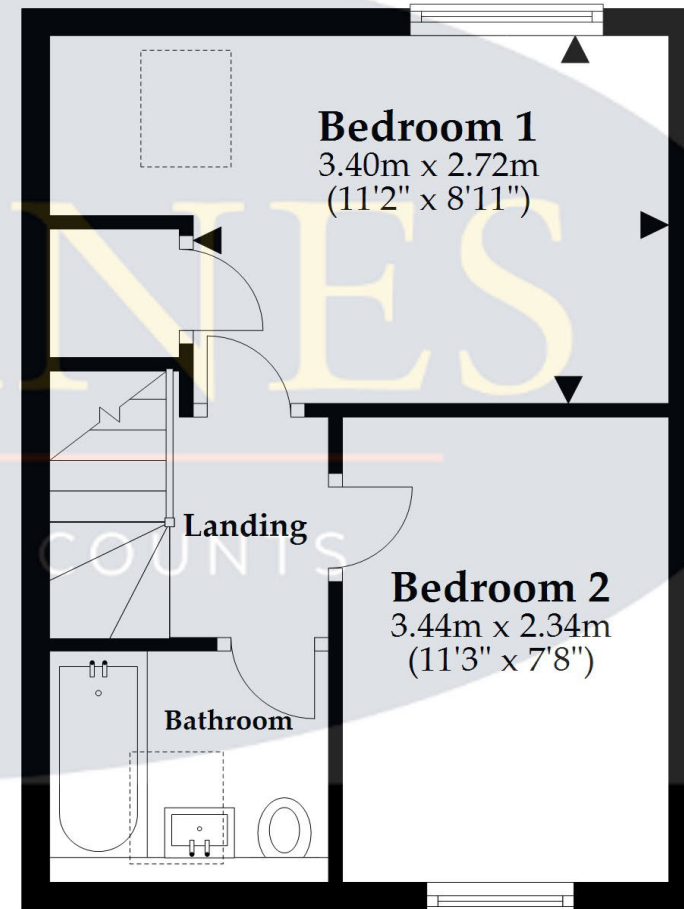
2.61m x 2.22m
(8'7" x 7'3")

Entrance Hall

WC

First Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



Bedroom 1

3.40m x 2.72m
(11'2" x 8'11")

Landing

Bedroom 2

3.44m x 2.34m
(11'3" x 7'8")

Bathroom

Total area: approx. 58.1 sq. metres (625.6 sq. feet)

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



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