



HEARNES
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Hightown, Ringwood, Hampshire, BH24 3DY

FREEHOLD

A beautifully presented four bedroom detached house situated in a most sought after location on the edge of the New Forest National Park and within walking distance to the scenic Hightown Lakes and a popular thatched pub/restaurant. The ever popular market town of Ringwood is approximately five minutes' drive away and offers an extensive range of range of facilities, including independent and high street shops, cafes, restaurants, two leisure centres and much sought after schools. For the commuter there is direct access onto the A31 providing direct links to the M27. There are mainline train stations and international airports at Bournemouth and Southampton.

The spacious accommodation of approximately 2000 sq. feet comprises a large entrance hall which gives access to all ground floor living accommodation. A generous kitchen/breakfast room is a real feature of the property with views through the dining room looking out to the garden. The Kitchen is comprehensively fitted with a range of floor and wall mounted units with soft close doors and drawers, pull out larder, roll top worksurfaces, double oven and induction hob with extractor over, butler style sink unit, space for American fridge freezer, integral dishwasher, tiled splash backs, tile effect laminate flooring and a single door opening to the utility room which has space for washing machine and tumble dryer. The dining room is accessed through an archway and provides stunning panoramic views over the large south facing garden. An archway leads from the dining room to a separate games room and study, the study has double doors leading out to the rear garden, the games room also gives access to a separate w.c. A sizeable sitting room features an attractive inset wood burner and is dual aspect with a bay window looking out to the front and double doors opening onto the patio and overlooking the garden. A separate utility room houses the boiler and provides access to the garage which the pressurised hot water cylinder.

Stairs rise to the first floor landing which has a large picture window overlooking the adjacent fields and also provides access to four double bedrooms, the master bedroom benefitting from fitted wardrobes and far reaching views of fields to the front. The second and third bedroom are a good size, the second having built in wardrobes and overlooking the rear and the third also overlooking the rear garden. The fourth bedroom can fit a double bed and storage and overlooks the large rear garden. All bedrooms are serviced by the comprehensively fitted bathroom comprising of a feature bath with shower attachment over, vanity unit with inset wash hand basin and low level WC and by a separate shower room.

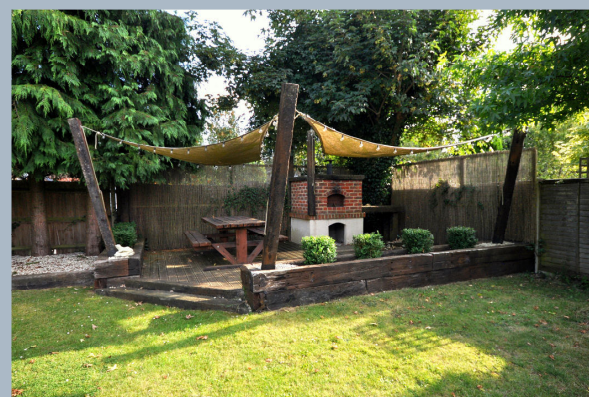
The property is approached via a shingle driveway which provides access to the garage with power, lighting and a personal door to the side and ample off-road parking. The delightful rear garden can be accessed from the side of the property and is superbly landscaped with three separate seating areas created for every occasion, there is with an upper seating area which is laid to patio and can be accessed from the dining room ideal for outdoor entertainment. In the far corner of the garden there is a secluded decking area with a fitted pizza oven and thirdly a beautifully constructed pergola ideal for finding some shade. The garden is mostly laid to lawn with a surrounding of mature trees and hedging offering a high level of seclusion and privacy.

Viewing is highly recommended to appreciate the location and accommodation this impressive property has to offer.

COUNCIL TAX BAND: F

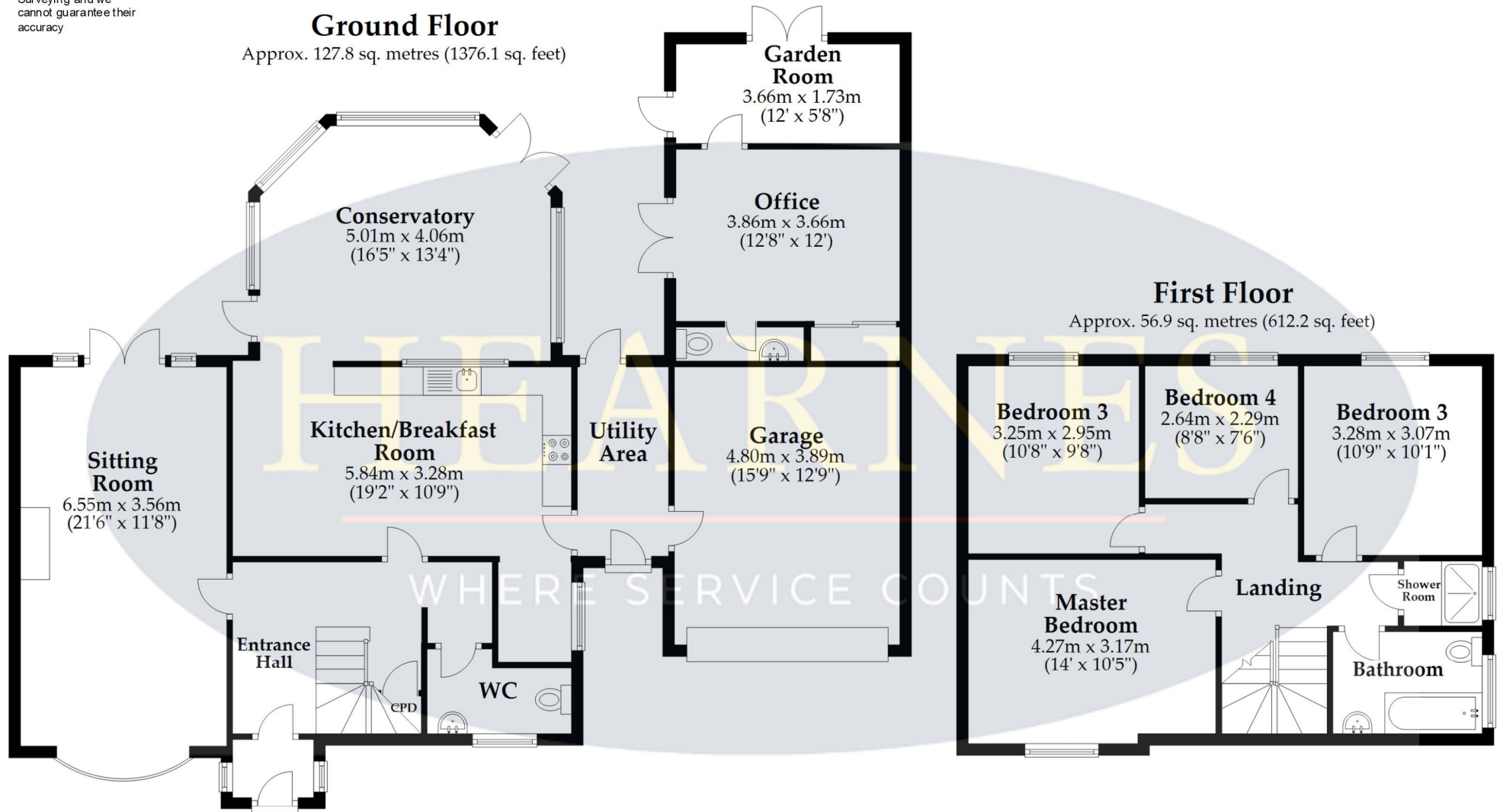
ENERGY PERFORMANCE RATING: D

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.





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



Total area: approx. 184.7 sq. metres (1988.3 sq. feet)

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







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