



HEARNES

WHERE SERVICE COUNTS

Hightown, Ringwood, Hampshire, BH24 3DT

FREEHOLD

The property has been well maintained by the current owners and offers extended and spacious accommodation. Benefits include low maintenance double glazed windows and doors, a conservatory extension which overlooks the pretty rear garden. Viewing is strongly advised.

The accommodation comprises a spacious entrance hallway which has stairs to the first floor, access to all ground floor rooms. The dual aspect living room has a bay window looking out to the front and double doors give access to the conservatory at the rear, a gas fireplace with marble surround is a focal point of the room. The conservatory is a wonderful addition to the property providing extra living accommodation and a place of tranquility to enjoy the garden from double doors lead to the garden with a single step down. The dining room is large and provides ample room for formal dining with views out to the front. The kitchen overlooks the rear garden and has recently been refurbished by the current owners, the kitchen features a range of modern units to both floor and wall areas are complimented by walnut worktops and splashback tiling, fitted appliances include an eye level oven and grill, nearby gas hob and extractor hood, integrated dishwasher and fridge freezer. A rear elevation window allows natural light to flood into the room. Off the kitchen is a utility room which provides space for washing machine and tumble dryer, off the utility room is a cloakroom with low level w.c. and separate sink.

The first floor has four generous and well-placed bedrooms with the master benefitting from a lovely outlook to the front and potential to create built in wardrobes. Bedrooms two and three are of good size both with built in wardrobes. The fourth bedroom is a single but with plenty of space for storage and a view out to the rear garden. The bedrooms are all serviced by the modern family bathroom with bath with shower over, sink vanity unit and low level w.c.

The property is approached via a driveway which provides off road parking for two vehicles and access to the single garage which 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. There is a paved patio area adjoining the rear of the property and a raised decking area to the far left corner of the garden, both perfect spots to enjoy the sunshine and indeed the pleasant view of the garden.

COUNCIL TAX BAND: E

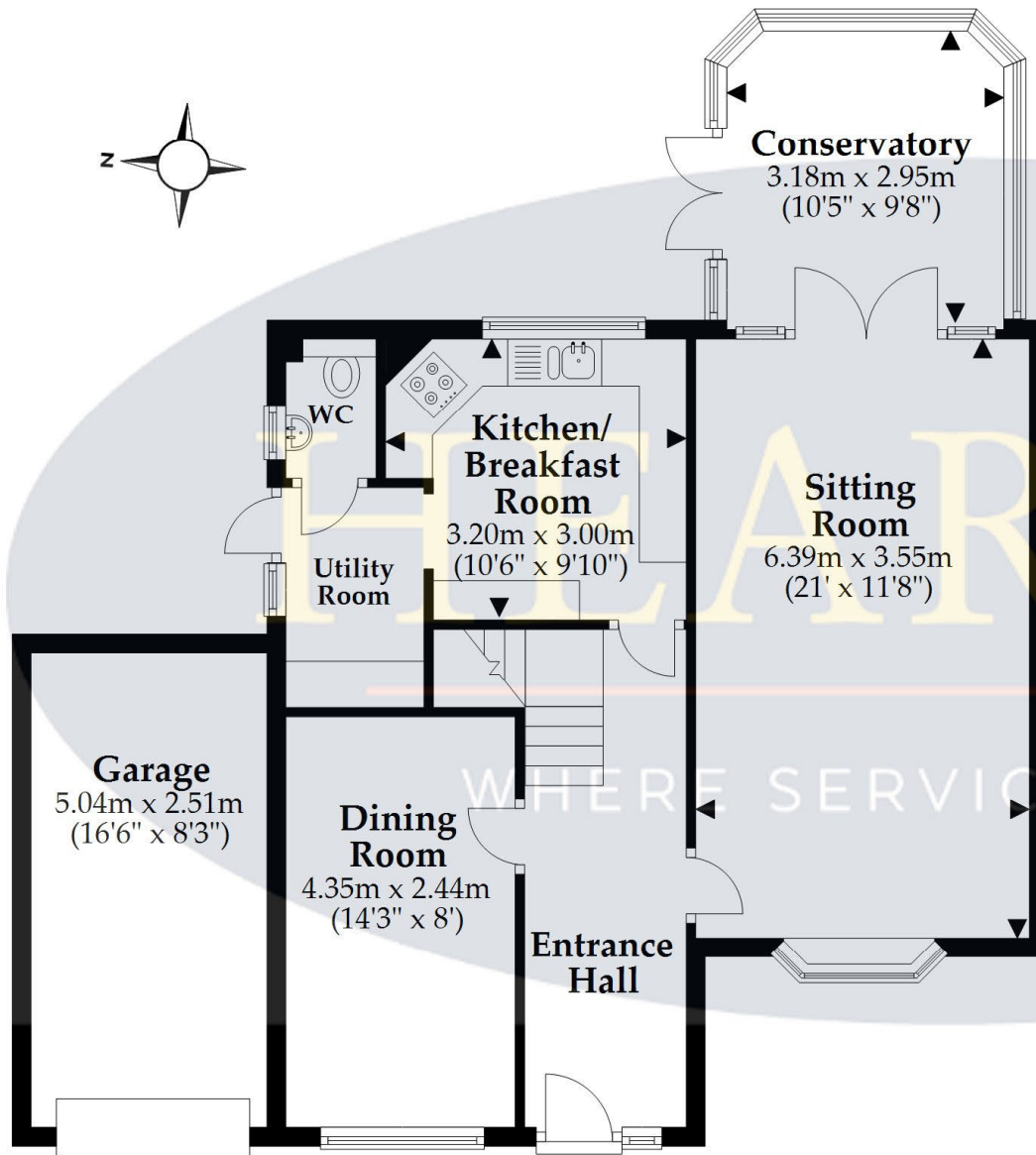
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by 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.



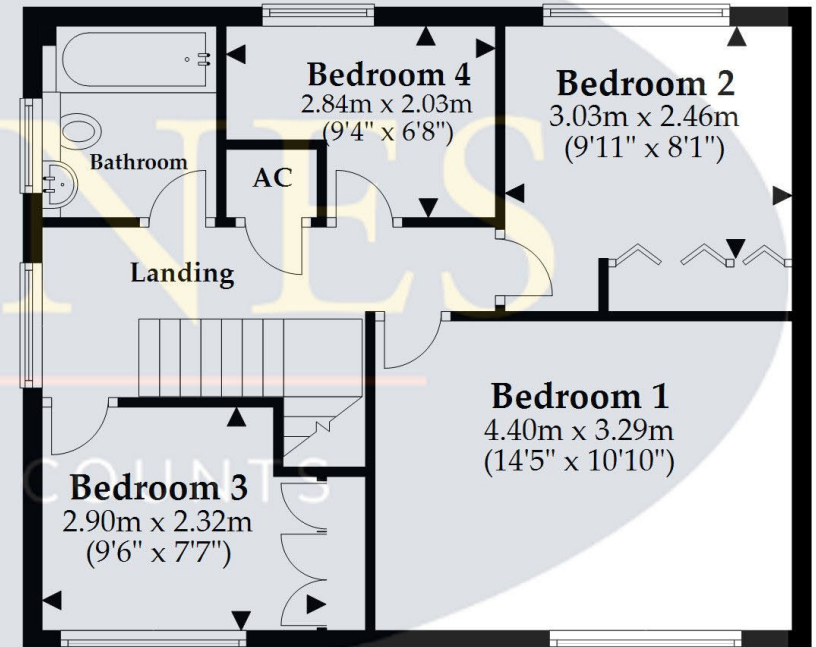
Ground Floor

Approx. 82.4 sq. metres (886.4 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 133.1 sq. metres (1432.1 sq. feet)

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