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Kingston, Ringwood, Hampshire, BH24 3BG

FREEHOLD

A beautifully presented four bedroom detached character cottage believed to be circa 1850's situated in a semi-rural location on the outskirts of town with wonderful far reaching views over open fields and countryside. The cottage also benefits from a substantial four room insulated detached studio/office/workshop which offers huge potential to create a separate dwelling as an annexe (stpp).

The spacious accommodation of approximately 3306 sq. feet is presented over three floors and has been sympathetically extended and modernised over the years but retaining many characterful features. Comprising of a side entrance hall which has a sky light enhancing the natural light and underfloor heating which continues through to the cloakroom and the utility room which has space and plumbing for a washing machine and dryer and storage cupboards. The sizeable sitting room has a door opening onto the front aspect, quarry flooring, beamed ceilings, two built in cupboards for storage, two feature fireplaces with one being opened up and having an inset 360 degree woodburner and a Bressumer Beam. An archway leads to the dual aspect light and airy dining room which has built in cupboards, a picture window with a glazed door to the side opening onto the garden and overlooking the open fields, tiled flooring with underfloor heating which flows through to the amazing triple aspect sun lounge which is particularly light and bright with a vaulted ceiling, full height windows and bi-folding doors opening onto the gardens. An archway from the sitting room opens into the kitchen which has tiled flooring; base units with complimenting worktops, under counter oven, electric hob with extractor over, tiled splash back, twin basin sink unit and tiled flooring and sliding door to the sun lounge.

The first floor landing provides access to three bedrooms all of which benefit from fitted wardrobes. The dual aspect master bedroom also benefits from a contemporary fully tiled en-suite with a sunken bath with shower attachment over, wall hung his and hers wash hand basins, ladder style towel rail and Velux window. The remaining bedrooms are serviced the bathroom which has a panelled bath with shower attachment over, vanity unit insert with two wash hand basins and a low level WC.

A further staircase rises to the second floor landing which has a large cupboard and provides access to the forth bedroom that benefits eaves storage and Velux windows.

Studio/office. Entered via a stable door into a large hallway with exposed beams and a cloakroom to the side, stairs rising to the first floor studio which is currently used as an office and doorway opening into the front studio. There are two further studios both benefitting from vaulted and beamed ceilings and have their own set of double entrance doors, one benefitting from a utility area and the other glazed windows to two sides.

The front of the property is approached via a five bar gate opening onto a gravel driveway providing ample off road parking. The front garden is mainly laid to lawn with hedging to the front and side boundaries. The rear garden is also mainly laid to lawn with several mature trees and shrubs and amazing rural views.

Viewing is highly recommended to appreciate the huge potential, wonderful location and immense character and charm of this stunning period cottage.

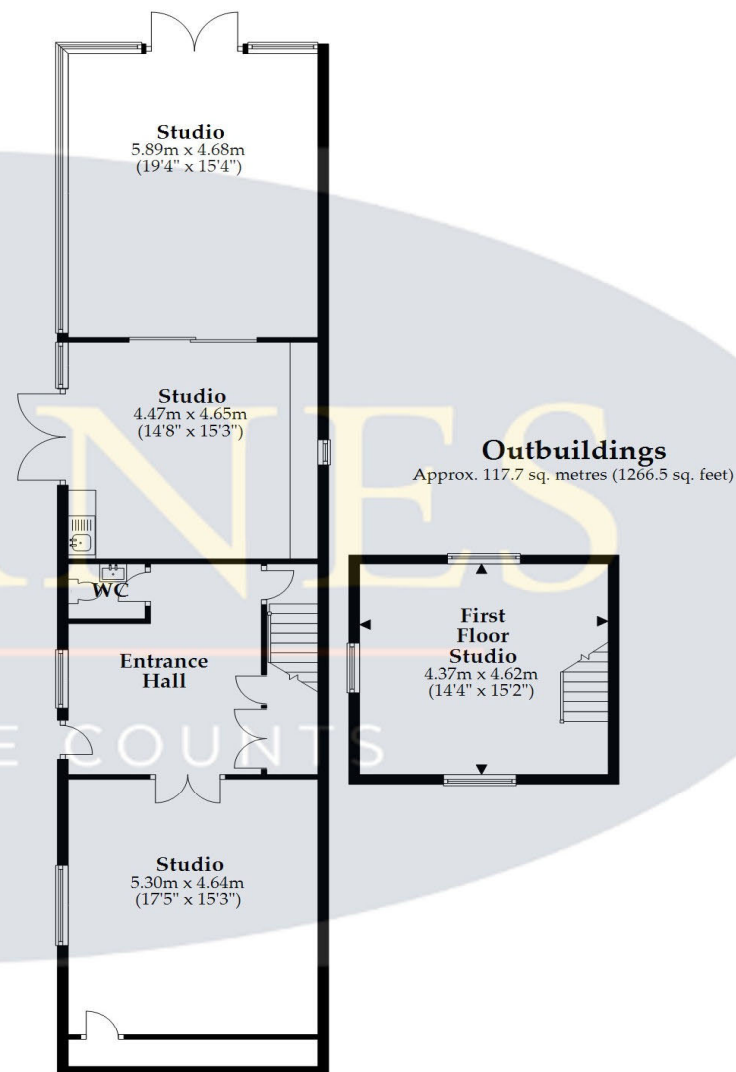
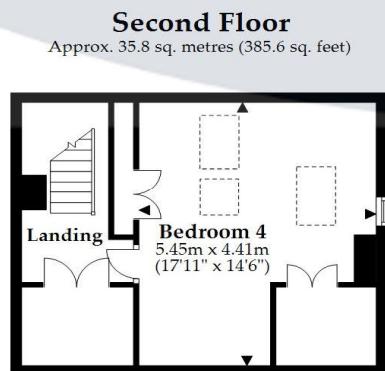
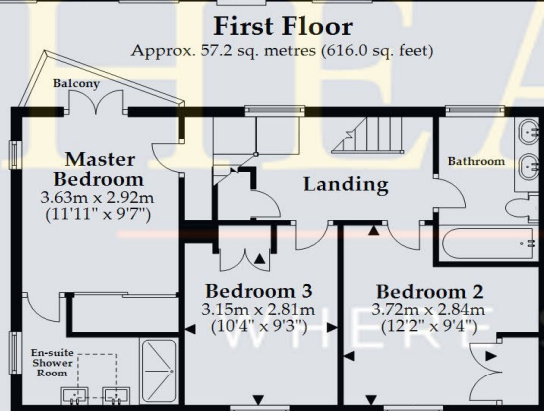
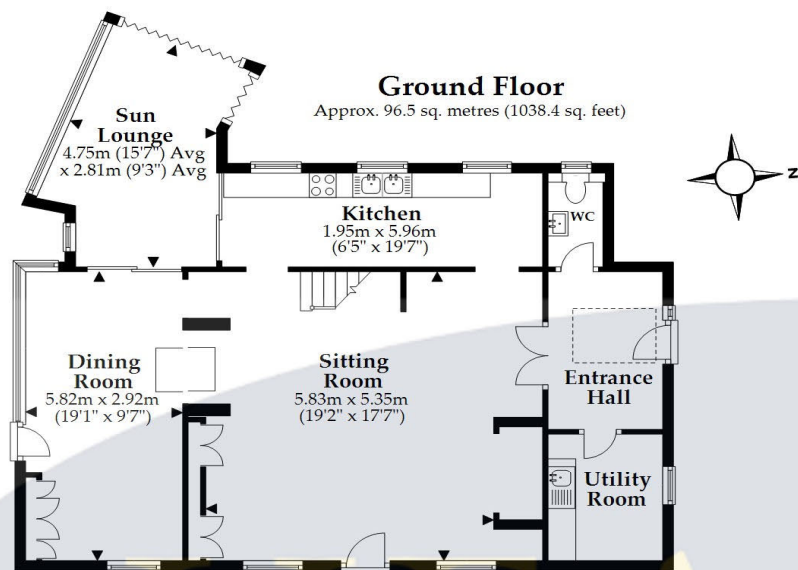
COUNCIL TAX BAND: F

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.







Total area: approx. 307.2 sq. metres (3306.4 sq. feet)

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





Views over open countryside



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