



HEARNES

WHERE SERVICE COUNTS



# Hightown Hill, Ringwood, Hampshire, BH24 3HF

## FREEHOLD

**A four bedroom detached 1920's chalet style home set in approximately 1.9 acres and situated in a most sought after location within the boundaries of the New Forest National Park at the end of a long a sweeping driveway surrounded by tranquil and private gardens with an array of outbuildings including a large stable block, workshop/studio and garage.**

There is an entrance porch leading into the kitchen/breakfast room which has a beautiful box bay window overlooking the gardens with the additional benefit of a separate utility room. The kitchen is fitted with a range of base and eye level units with space for a Rayburn or Aga. The double aspect sitting room benefits from a large fireplace and log burning stove, and patio doors opening onto the beautiful mature gardens. Adjacent is an open plan dining room, which could also be used as a study or office area.

There are two ground floor bedrooms both with wonderful views over the grounds and are serviced by a bathroom.

The first floor landing provides access to two further double bedrooms with superb views over the garden both of which are serviced by an additional bathroom and a large loft room currently being used as an office/study.

The property is approached along an expansive driveway to a five bar gate, providing private access to a gravel courtyard with ample parking and single garage. The pleasing and established gardens lie mainly to the south side of the property and extend to a border of 1.7 acres. These gardens were featured on a popular gardening program as there are many rare species of plants and trees, a gardener's delight.

The market town of Ringwood offers excellent shopping and recreational facilities whilst the commuter is well catered for with direct access onto the A31 providing direct links to the larger coastal towns of Christchurch and Bournemouth, the Cathedral town of Salisbury via the A338 and Southampton accessible via the M27. There are international airports and train stations at Bournemouth and Southampton. The award winning beaches at Bournemouth and Poole are also within a short drive.

**Viewing is highly recommended to appreciate the quiet and stunning semi-rural setting within a short drive from the Town Centre.**

**We are advised that the property had planning permission to replace the current property with a substantially larger home with five bedrooms, three bathrooms and a large open plan kitchen/sitting/dining room which has now elapsed.**

**COUNCIL TAX BAND: F**

**ENERGY PERFORMANCE RATING: C**

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.



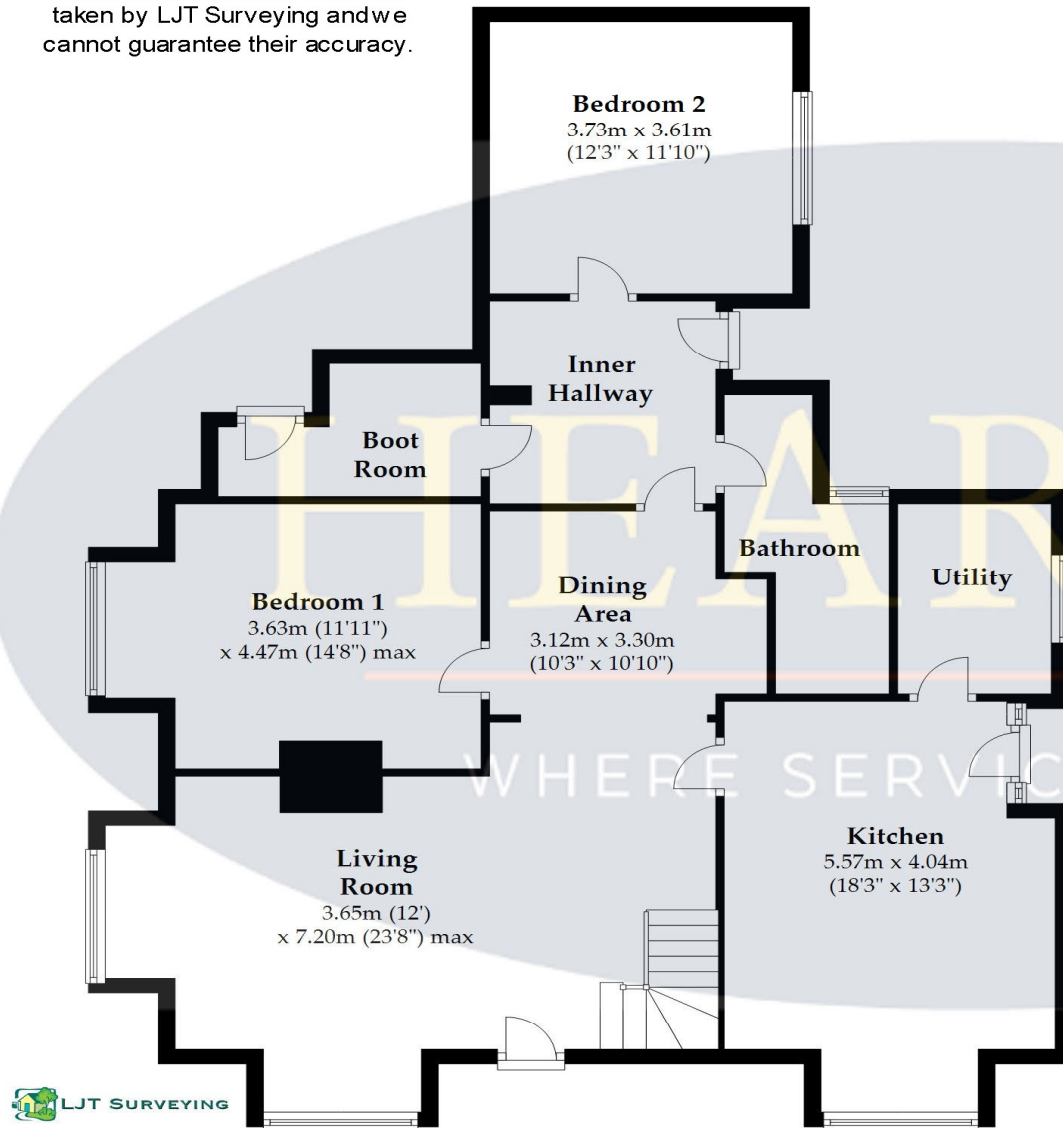




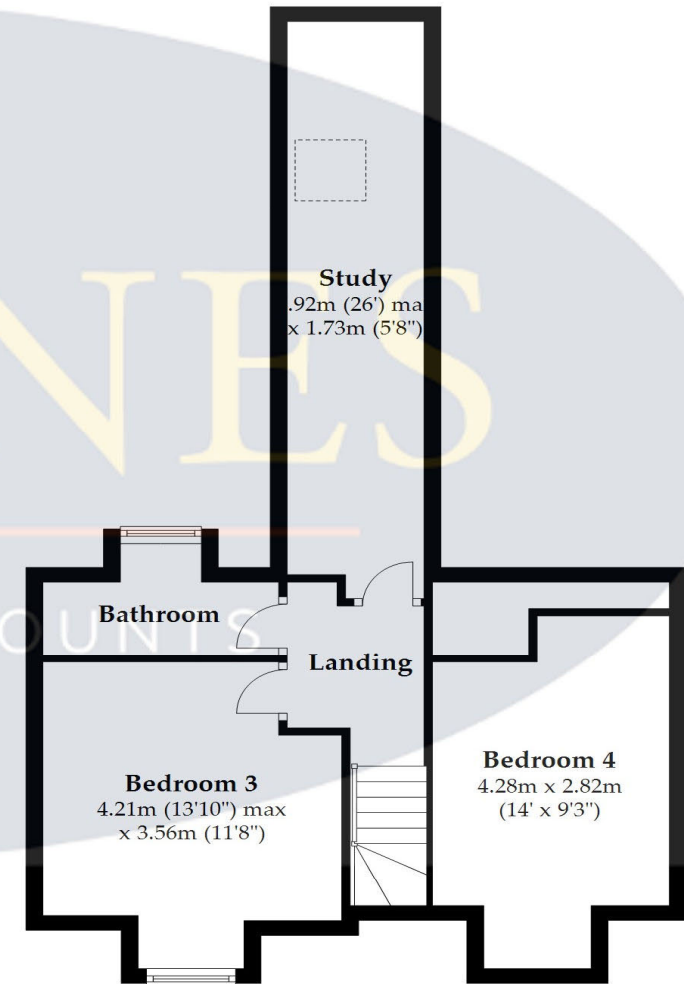


## Ground Floor

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



## First Floor



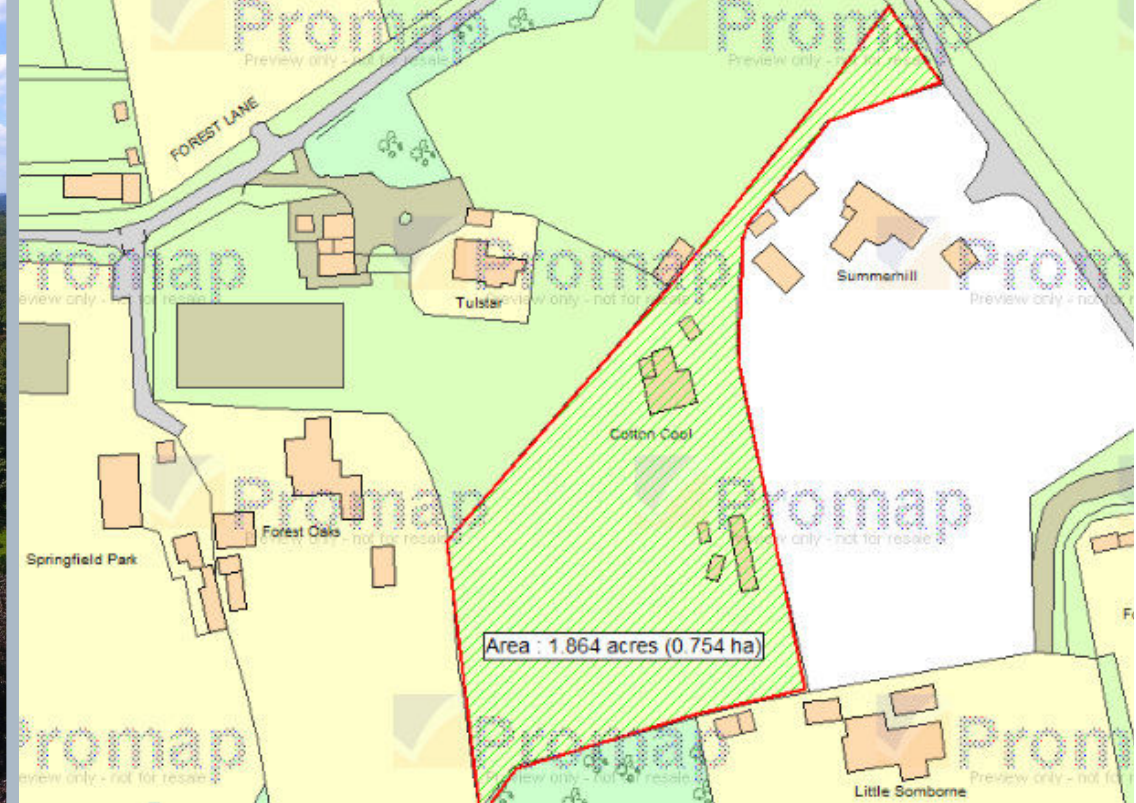
Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property.

LJT Surveying Ringwood









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