



HEARNES

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Ringwood, Hampshire, BH24 1NU

FREEHOLD

A beautifully presented three double bedroom semi-detached Edwardian house situated within one of Ringwood's most premium roads and within easy walking distance of the town centre and local schools. The property has been extended and sympathetically refurbished by the current owners to include a stunning vaulted ceiling rear extension incorporating a family / sitting room with bi fold doors to the garden. Particular attention has been made to preserve and maintain the character of the property including sash windows, feature fireplaces and picture rails to many of the rooms and cornicing all typical of the era the property was built.

The charming accommodation comprises of an entrance hall with original tiled flooring and decorative arched cornice, stairway rising to the first floor and part glazed panelled doors to the sitting room, dining room and kitchen. The sitting room has an attractive sash window with fitted plantation style shutters overlooking the front garden, Edwardian style radiator and a feature open fire place with wood surround, mantle and inset decorative tiling. This together with the wooden flooring all help to promote the overall character of the property. The dining room (currently used as a study) also has a fireplace and picture rail and a view to the side through a sash window. Storage cupboards to either side of the chimney stack provide useful storage. The stunning kitchen/ family room with tiled flooring throughout, has been extended to remain in keeping with the overall style but brings the home completely up to modern day expectations. The kitchen areas itself offers a lovely arrangement of floor and wall mounted units with natural wood worktops and ceramic sink set in a granite worktop. Appliances include a dishwasher and room for a fridge/ freezer and range style cooker with extractor fan above. The kitchen area lies open to a wonderful bright family / sitting room with room to lounge and dine. A vaulted ceiling and roof lantern window allows maximum light to the room and bi folding doors can be opened to bring the outside in on warmer days and is ideal for summer dining/ entertaining. The nearby utility room allows all laundry appliances to be stored away with a further range of units, worktops and sink unit. There is a door to outside and a conveniently placed separate WC.

The first floor landing is spacious and provides access to the three generous double bedrooms two of which have distinctive fireplaces with the master also benefitting from a spacious en-suite which has complimenting fittings including corner shower and freestanding bath. The family shower room is equally well styled and services the remaining two bedrooms. It is worth noting that the landing has ample room to possibly add a stairway to the second floor which in turn could be converted to living accommodation (subject to the appropriate planning consents being approved)

The front of the property is laid to lawn and lavender border which leads to the front door. The gravelled driveway extends to the side and offers ample parking leading to the detached garage with up and over door, power and lighting.

The rear gardens are a lovely feature of this home and much larger than average, to the far end is an area ideal for a vegetable plot and sweeping lawns give way to cottage garden borders and beds. A mature inset mature magnolia is a centre point a patio area ideal for sitting and enjoying the view.

COUNCIL TAX BAND: D
ENERGY PERFORMANCE RATING: D

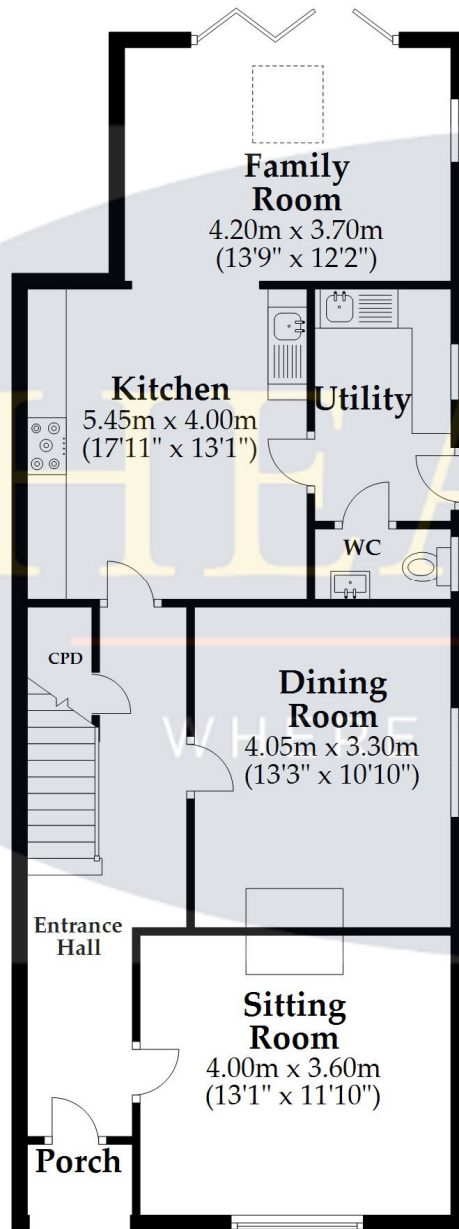
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



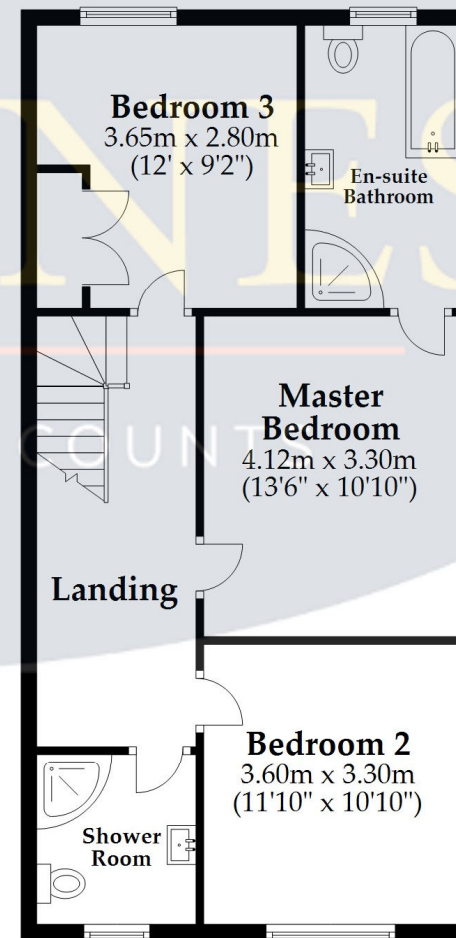


Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

Ground Floor



First Floor



Total Floor Area: approx 155.5 sq.metres (1674 sq. feet)

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





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