



HEARNES

WHERE SERVICE COUNTS

Northfield Road, Ringwood, Hampshire, BH24 1LX

SHARE OF FREEHOLD

An unusual opportunity to purchase a sizeable ground floor apartment set within one of Ringwood's most iconic homes. Located within walking distance to the Town Centre and offered in wonderful condition. The property is currently split into two apartments, which is ideal for providing additional income. There is a two double bedroom, two bathroom apartment and a one bedroom well equipped apartment, both well-presented and maintained and currently under one title so therefor have to be sold as a whole.

For those interested in continuing with the let on apartment 2, the property has independent services and tax banding, which we understand is approved with the local authority.

Apartment 1 is accessed from the main front door which leads into the spacious entrance hallway. A room in itself this is ideal as a dining hallway, study or reading room, with wood effect flooring a feature tiled fireplace and complimenting wooden doors leading to all rooms. The living room has a feature marble style fireplace with hearth and mantle and inset wood burner. A triple aspect room with views over the garden there is also access into the rear courtyard garden. The two bedrooms are both double rooms, bedroom two has doors out onto the courtyard and a feature fireplace, the master has a dual aspect and an open plan en-suite shower room (this can be enclosed if desired) whilst the family bathroom includes a corner bath and separate shower cubicle. The kitchen/breakfast room has a good range of base and walls units, contrasting units and worktops, space and plumbing for a variety of appliances and is large enough to dine with ample room for a large table and chairs; the outlook to the side gives a pretty view over the garden. A door gives access to an inner hallway with lockable door into flat 2 and a door to outside.

Apartment 2 has an open plan living room / kitchen with the living room having double opening doors into the garden. The kitchen is well fitted with a range of units and breakfast bar area. The bedroom is a good size double room with dual aspect and is serviced by the shower room with complimenting suite and tiled wall areas.

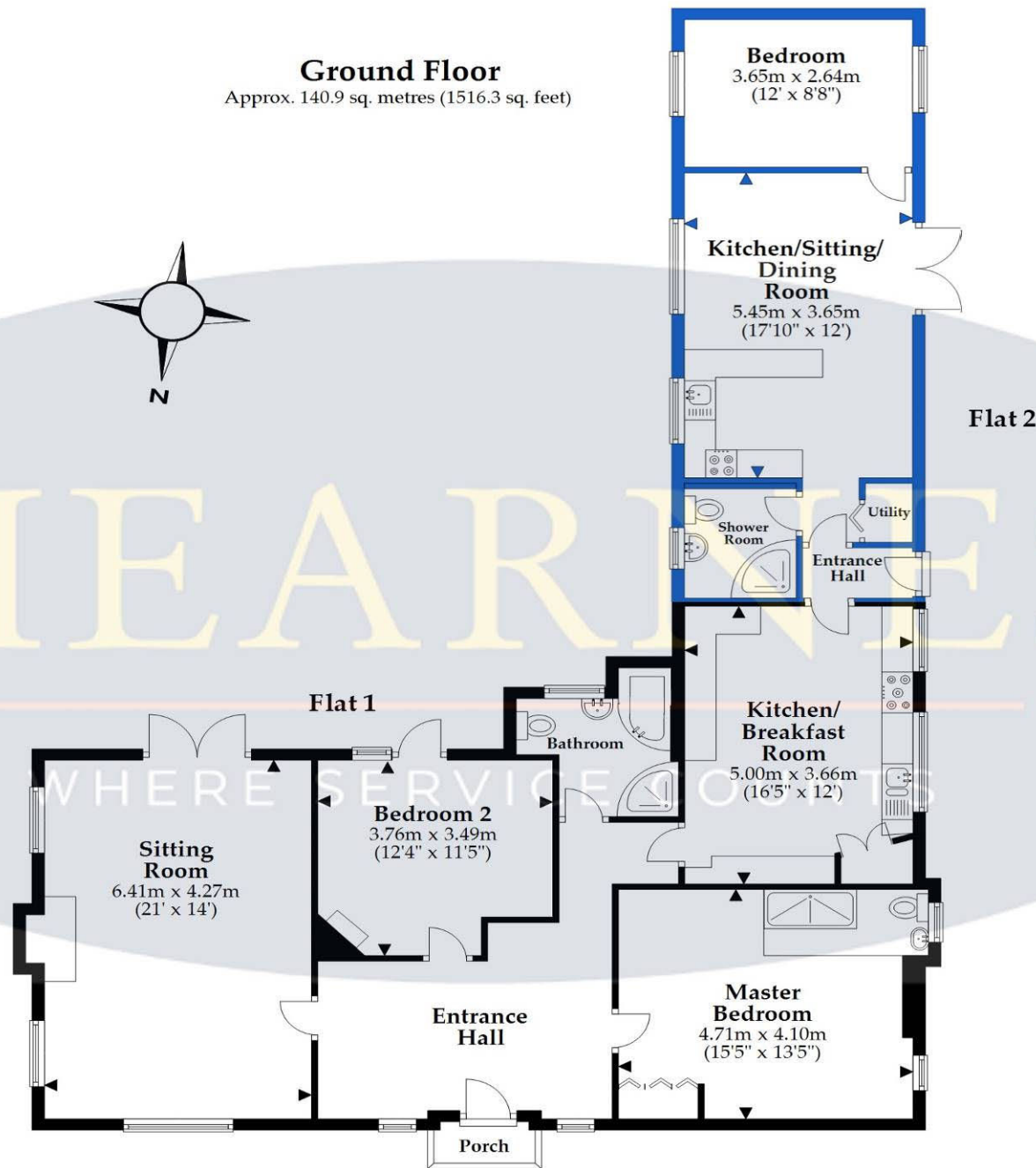
The gardens to the property are all owned by this dwelling and surround the property. Extensive lawn areas lie to either side with patio and seating areas, garden shed and wishing well. Many mature shrubs and trees add interest along with specimen trees and shrubs all giving a great feeling of seclusion. The front has an impressive in and out driveway with ample parking and a further area of lawn well enclosed by mature hedging and shrubs. The gardens are a real feature to the property and give a great feeling of space, unusual for such a central, close to the town location.

COUNCIL TAX BAND: APARTMENT 1: A
COUNCIL TAX BAND: APARTMENT 2: A
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.



Ground Floor
Approx. 140.9 sq. metres (1516.3 sq. feet)



Total area: approx. 140.9 sq. metres (1516.3 sq. feet)

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



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