



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 3LJ

FREEHOLD

An impeccable five bedroom detached house extensively modernised and refurbished to an exacting standard by the current owners. Set within generous landscaped gardens in a highly regarded location. Located approximately one and half miles from Ringwood town centre which offers an excellent range of educational, retail and leisure facilities complimented by a superb restaurants, bars and cafes. The area is becoming increasingly sought after for the closeness to the renowned New Forest National Park and the beautiful easily accessible beaches along the South Coast.

An immense amount of thought and consideration has been applied to the planning of the spacious accommodation approaching 2100 sq. feet which offers a light and airy feel. Comprising of an entrance hall with a cloakroom to the side and Amtico flooring which continues throughout the majority of the ground floor accommodation. The spacious hallway has an under stairs storage cupboard and a beautiful return stairs case rising to the first floor. The recently fitted kitchen/breakfast/dining room is a superb attribute to the accommodation offering a comprehensive range of high gloss grey base and wall mounted units, central island breakfast bar with slim line wine fridge and storage cupboards, quartz worktops and upstands, one and half basin sink unit, built in double oven and grill, five burner gas hob with extractor over and space for an American style fridge freezer. The dining area is open to the conservatory which has had a newly fitted blue tinted glass roof; plantation shutters, offers ample space for seating, overlooks the rear garden and provides access onto the paved slate patio area. A separate utility room provides further storage cupboards, water softener, newly fitted boiler, a sink unit, space and plumbing for laundry appliances and an external door opening onto the side. The dual aspect sitting room is exceptionally spacious with a window with plantation shutters overlooking the front garden and French doors with matching side panel opening onto the rear.

Complementing the ground floor there is a bespoke designed cinema room housing an 83 inch TV set within the specially designed TV and shelving unit, external door to the side and sliding doors opening into the gym which could also be used for storage or bikes and has an electric roller door opening onto the front

The first floor landing provides access to the five double bedrooms with the master benefitting from a fully tiled contemporary en-suite with enclosed corner shower cubicle, vanity unit with inset wash hand basin WC and heated towel rail. The remaining bedrooms, two of which have light oak Karndean flooring are serviced by newly installed tailored bathroom which has an enclosed bath with power shower attachment over, panelled bath with shower attachment over, concealed cistern WC and recess with inset wash hand basin.

The front of the property is approached via a block Pavia driveway providing off road parking and access through to the rear. The front boundary is clearly defined by low brick walling and hedging and the garden is mainly laid to lawn. The 40ft rear gardens offer a good degree of privacy and seclusion and have been beautifully landscaped with low maintenance in mind with slate paved patio and shingle areas and an astro turf lawn.

Viewing is highly recommended to appreciate the high specification, presentation and location of this delightful detached property.

COUNCIL TAX BAND: F
ENERGY PERFORMANCE RATING: D

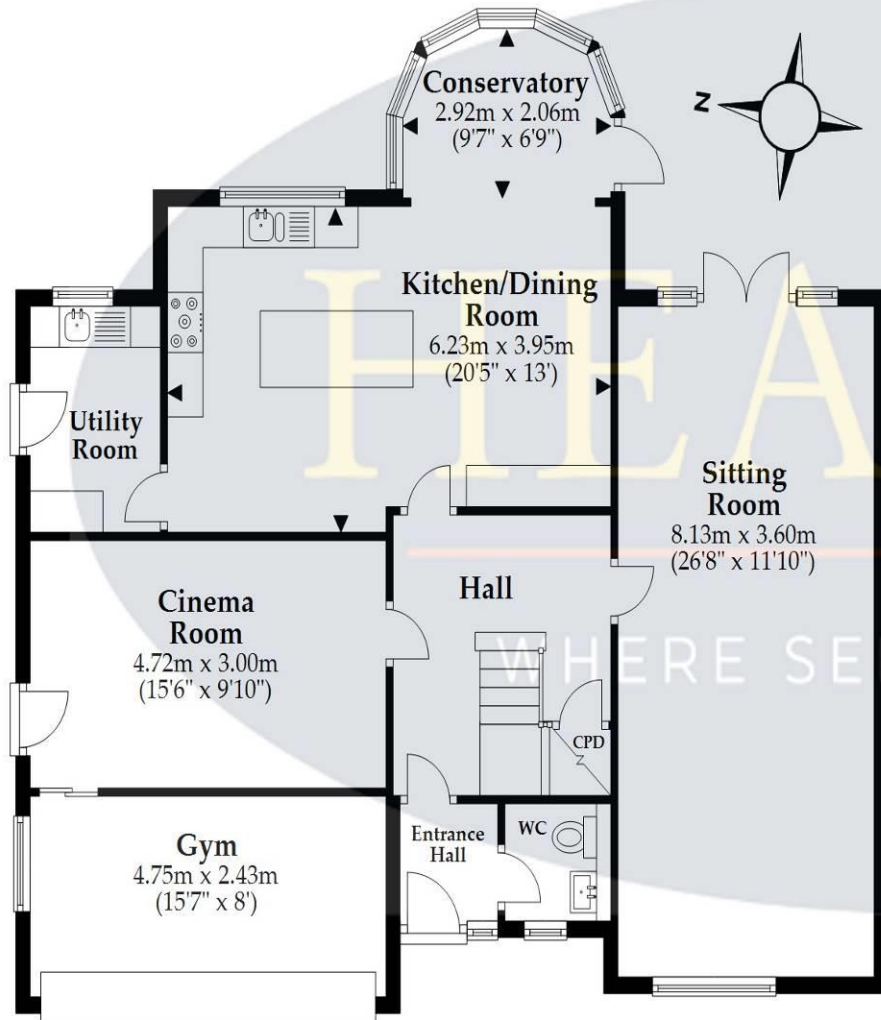
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





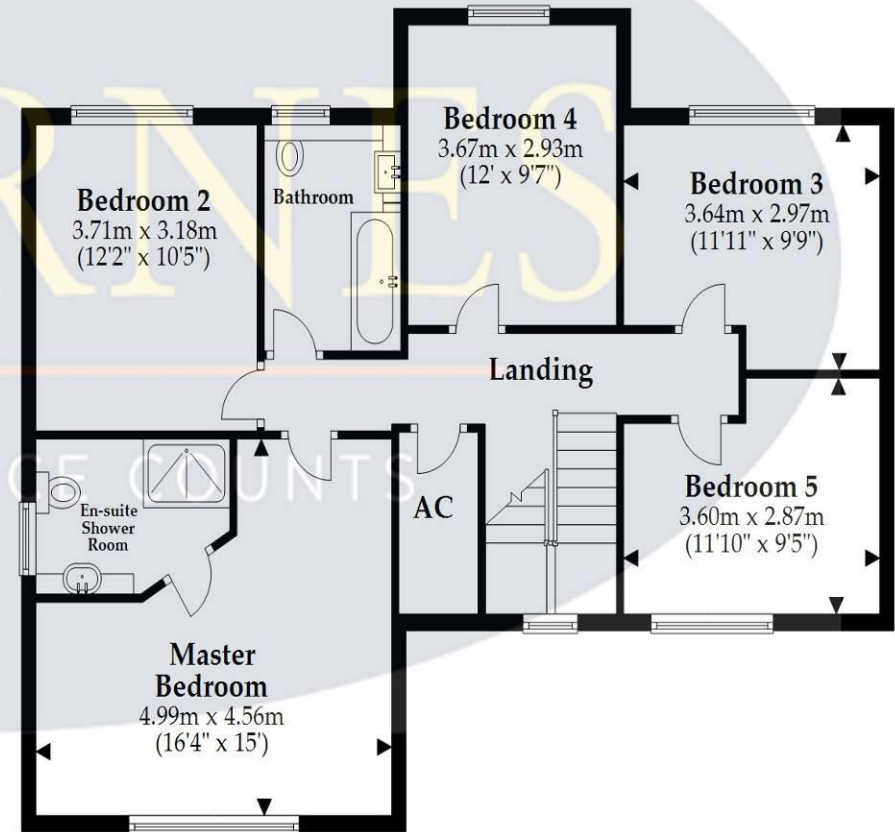
Ground Floor

Approx. 108.3 sq. metres (1165.6 sq. feet)



First Floor

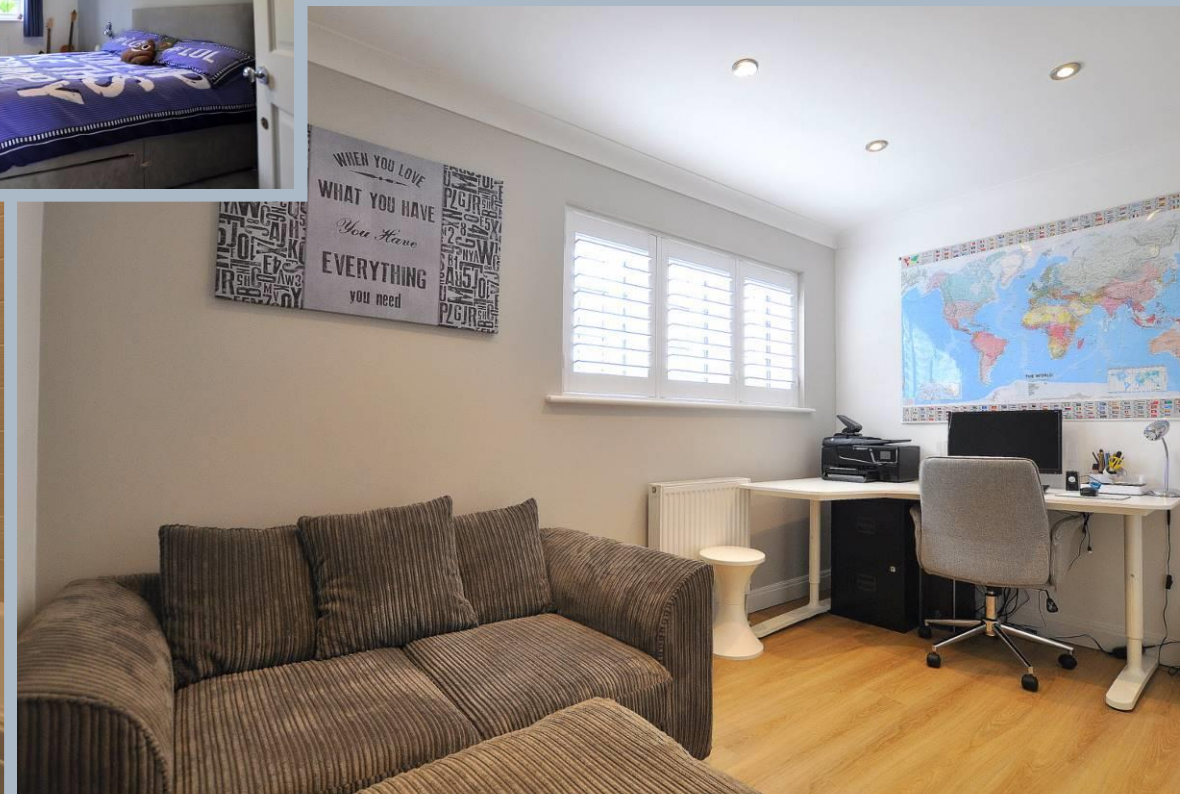
Approx. 86.5 sq. metres (931.6 sq. feet)



Total area: approx. 194.8 sq. metres (2097.2 sq. feet)

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







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