

**Skilfully Extended End Terrace Victorian Cottage with Sunny Garden**  
Tenure: Freehold

**Camellia Cottage, 226 Christchurch Road,  
Ringwood. BH24 3AS**

**Price £360,000**

- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Office/Bedroom
- Ground Floor Jacuzzi Bathroom
- 2-Good Bedrooms
- First Floor WC
- Delightful Private Garden with sunny aspect
- Useful Timber Workshop & Shed
- Close to amenities

Skilfully extended end-terrace Victorian Cottage occupying a good plot within level walking distance of the historic town centre of Ringwood, with its wealth of retail shops, coffee shops, cafes & restaurants. The popular David Lloyd Leisure Club is just steps away and within easy reach are wonderful New Forest walks.

The current owner has thoroughly enjoyed this property for over 22 years and now it's time for a new chapter. The property has been thoughtfully extended creating an ideal office space which is very versatile and could even be changed to be used as an extra bedroom or annex with some alterations. Outside, the cottage has a delightful private, south-west facing garden with a substantial timber outbuilding. Viewing recommended!

#### Approximate Room Dimensions & Brief Description:

**Lounge/Dining Room:** Feature fireplace with gas fire fitted. Stairs to floor.

**Kitchen/Breakfast Room:** Good range of oak fronted floor & wall cupboards. Space for range style cooker with cooker hood over. Wine rack. Integrated fridge. Glazed display cabinets. Breakfast Bar. LED spot lights. Pleasant outlook over rear garden. Door to REAR LOBBY with door to garden.

**Utility Room:** Fitted worktop. Plumbing for dishwasher & washing machine.

**Jacuzzi Bathroom:** Jacuzzi bath with electric shower over. Wash basin & WC. Tiled floor with under-floor electric heating.

**Office/Bedroom:** Useful office space currently fitted with a range of cupboards and having a door to the front elevation. This space would be ideal for a wide number of home working options and has the potential to be extra bedroom/annex accommodation.

#### FIRST FLOOR

**Landing:** Hatch to roof space.

**Bedroom 1:** Front aspect window. 2 Built-in double wardrobes. Victorian fireplace.

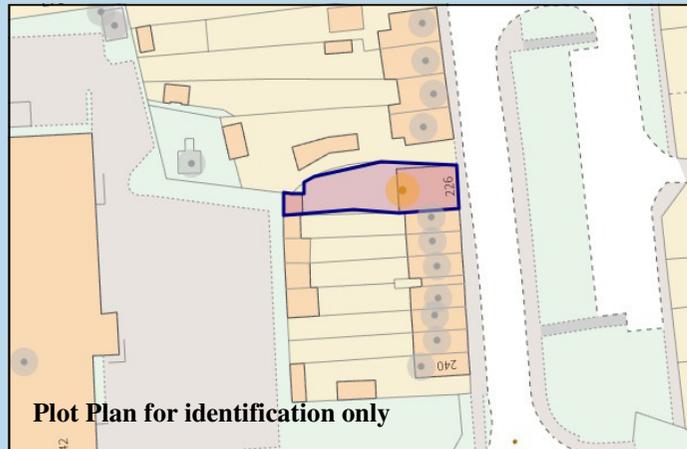
**Bedroom 2:** Rear aspect window. En-Suite WC & wash basin. Fitted wardrobes. Cupboard housing combination gas boiler (system untested).

**Rear Garden:** Delightful, mature garden with paved patio & area of lawn. Well stocked shrub borders. Substantial timber workshop & garden shed. Side access gate.

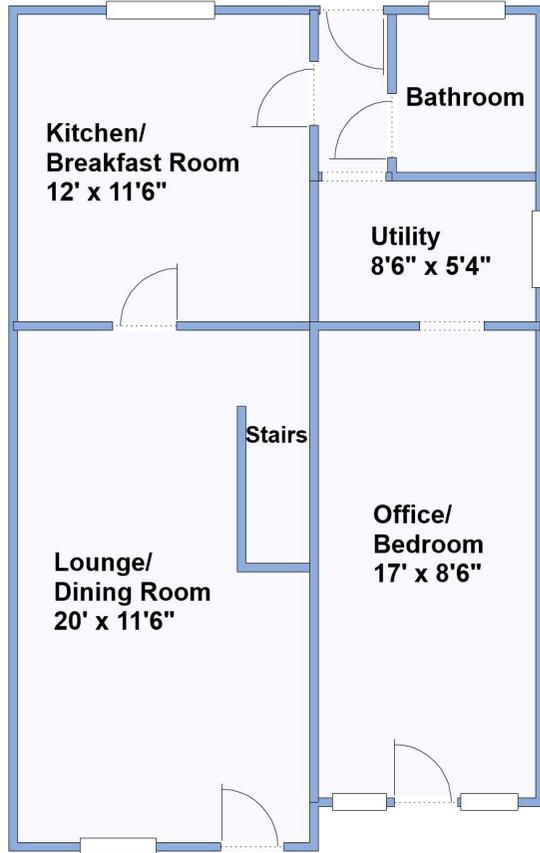
**Casual Parking** opposite the property in an unrestricted parking area.

**Council Tax Band 'B'**

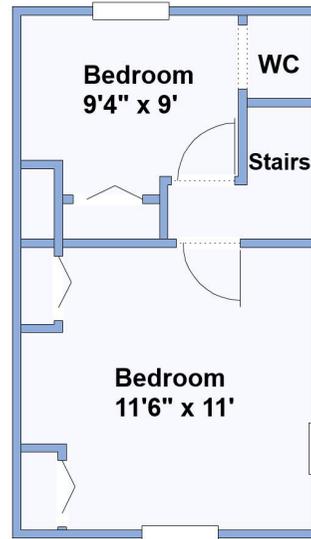
**Energy Rating 'tbc'**



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04758



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.





Delightful Rear Garden



Private Rear Garden



Timber Workshop & Shed



Rear Elevation