



HEARNES
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Ringwood, Hampshire, BH24 1PZ

FREEHOLD PRICE £649,950

An immaculately presented, high specification four double bedroom detached house situated in a much sought after road, within walking distance to the local schools, convenience store and town centre. Ringwood itself offers a great range of educational, recreational and retail facilities with the area offering easy access to commuter routes which include the A31 to and the A338. There are mainline train stations and international airports at Bournemouth and Southampton and Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports The award winning beaches at Bournemouth and the New Forest National Park are also within easy reach.

The property benefits from part of its NHBC Certificate remaining; double glazing, gas central heating, security system and solid wood plantation shutters which enhance the outlook from the kitchen and family room. The substantial accommodation of approximately 2057 sq. ft. comprises of a generous entrance hall with bespoke wood wall panelling leads up the stairs and into the master bedroom, a bench seat with coat hooks and shelving over and Amtico flooring which continues throughout the majority of the ground floor. To the side there is a ground floor cloakroom with low level traditional WC, vanity unit with inset basin and oak countertop, partially Metro tiled walls and a tailor made Oak bench with storage and coat hooks and shelving over. A stunning dual aspect kitchen/breakfast room with an array of floor and wall mounted units, granite worksurfaces over, Rangemaster dual fuel cooker with an electric griddle and a five ring gas hob with Smeg extractor over, integrated larder style fridge freezer and Smeg dishwasher, ceramic one and half basin sink unit, Metro tile splashback, a customized oak dresser, wine rack and breakfast bar, an exquisite window bench with storage inset into the bay window which overlooks the front. A separate utility provides further base and wall mounted units, Metro tiled splashbacks, stainless steel one and half basin sink unit, space and plumbing for a washing machine and dryer and an external door opening onto the side. The dual aspect sitting room is an absolute delight with three sets of French doors opening onto the rear garden, vaulted ceiling with wooden beams and feature fireplace with log burner. There are two further reception rooms one being a study and the other a dining room which is currently used as a family room.

The first floor landing provides access to the fully boarded loft which has lighting and is entered via an upgraded loft hatch with pulldown ladder and the four double bedrooms all of which have bespoke fitted wardrobes. The master and bedroom two also benefit from a fully tiled en-suite shower room. The remaining bedrooms are serviced by the partially tiled bathroom with his and her wash hand basins, bath with hand held shower attachment and full height shower over and low level WC.

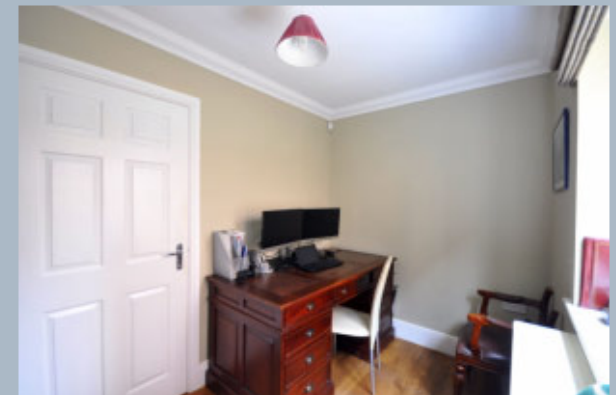
The front of the property is approached onto the brick paved driveway providing ample off road parking and access to the storm porch and gates to either side through to the rear. The front garden has a lawn area with brick walling to the front boundary. The landscaped westerly facing rear garden is well enclosed and mainly laid to lawn with a full width sandstone patio, shrub borders interspersed with established specimen olive, palm and eucalyptus trees and a shed to the far corner..

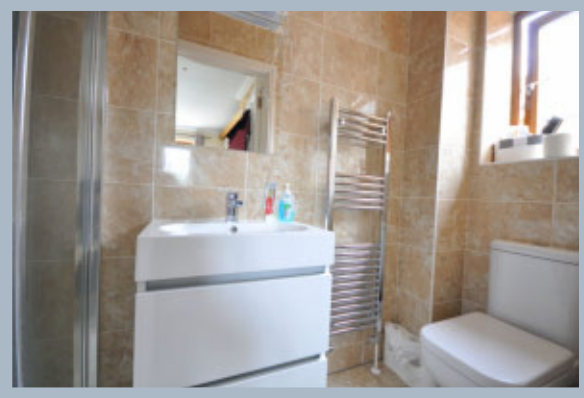
Viewing is highly recommended to appreciate the specification and presentation of this fabulous detached house.

COUNCIL TAX BAND: F

ENERGY PERFORMANCE RATING: C

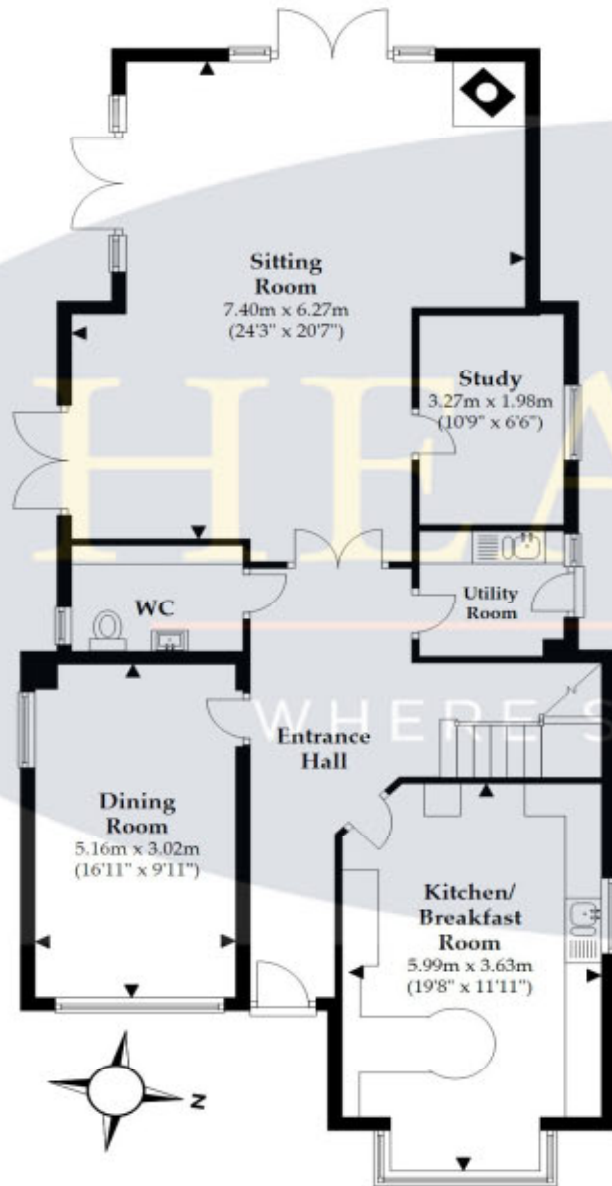
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





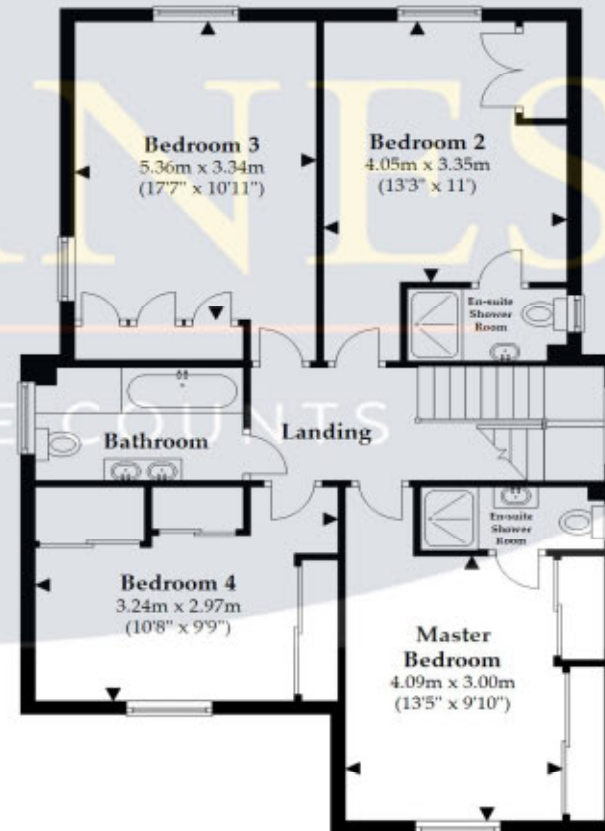
Ground Floor


Approx. 107.2 sq. metres (1154.0 sq. feet)



First Floor

Approx. 83.9 sq. metres (902.9 sq. feet)



Total area: approx. 191.1 sq. metres (2056.9 sq. feet)  **LJT SURVEYING**

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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