



**SOUTHAMPTON ROAD
RINGWOOD**

Ringwood, Hampshire, BH24 1JG

FREEHOLD PRICE £600,000

A well-presented five bedroom detached house which has been beautifully extended and renovated by the current owners and is within walking distance to Ringwood town centre and much sought after schools.

The accommodation is offered at a high standard which provides a substantial living space and comprises; an entrance hall, dual aspect sitting room with inset electric fire, book shelves and cupboards to both sides and a bay window overlooking the front garden.

A stunning kitchen with a range of floor and wall mounted units with granite work tops over, granite splashbacks, a double inset stainless sink, space for range cooker with chimney extractor hood over and stainless steel splash back, space for an American style fridge freezer and tiled flooring. The kitchen is open to an impressive triple aspect dining /family room with part vaulted ceiling with Velux windows, feature recessed fire place with inset log burner, two sets of double doors opening onto and overlooking the rear garden which makes for a marvelous area for formal or al fresco dining. A further reception room currently used as a playroom, ground floor cloakroom and utility room with further cupboard storage, inset sink unit, space for various appliances and a single door through to the garage and another opening onto the back garden completes the ground floor accommodation.

The first floor landing provides access to the five double bedrooms. The master bedroom which overlooks the rear benefits from an en-suite bathroom with walk in shower cubicle, claw foot roll topped bath, low level WC, wash hand basin, tiled flooring and a substantial his and hers walk in wardrobe. The dual aspect guest bedroom benefits from an en-suite shower room, with bedrooms three, four and five serviced by the family bathroom.

The front of the property is approached via a gravel driveway which provides off road parking and access to the integral garage with up and over doors, power, lighting, window and single door opening onto the rear garden. The front garden is mainly laid to lawn with paved path way leading to the front door and flower and shrub borders. The landscaped rear garden measuring approximately 126' long is a particular feature of the property being predominately laid to lawn intermingled with plants shrubs and trees with a raised decking area and lower patio area adjoining the rear of the property. The rear of the garden provides two vegetable/ fruit beds with a variety of fruit trees and is separated from the main garden by trellis work.

Viewing of this property is highly recommended to appreciate the location and accommodation this delightful property has to offer.

Ringwood itself boasts a comprehensive range of facilities, including independent and high street shops, cafes, restaurants, two leisure centres, and is a gateway to the beautiful New Forest National Park which offers over 140,000 acres of heathland, and is a haven for a variety of outdoor activities. For the commuter there is direct access onto the A31 providing direct links to the larger coastal towns of Christchurch and Bournemouth (Via the A338) Southampton and Salisbury accessible via the M27. There are international airports at Bournemouth and Southampton and the M27 and M3 make it easy to connect to other parts of the country.

COUNCIL TAX BAND: E

ENERGY EFFICIENCY RATING: C

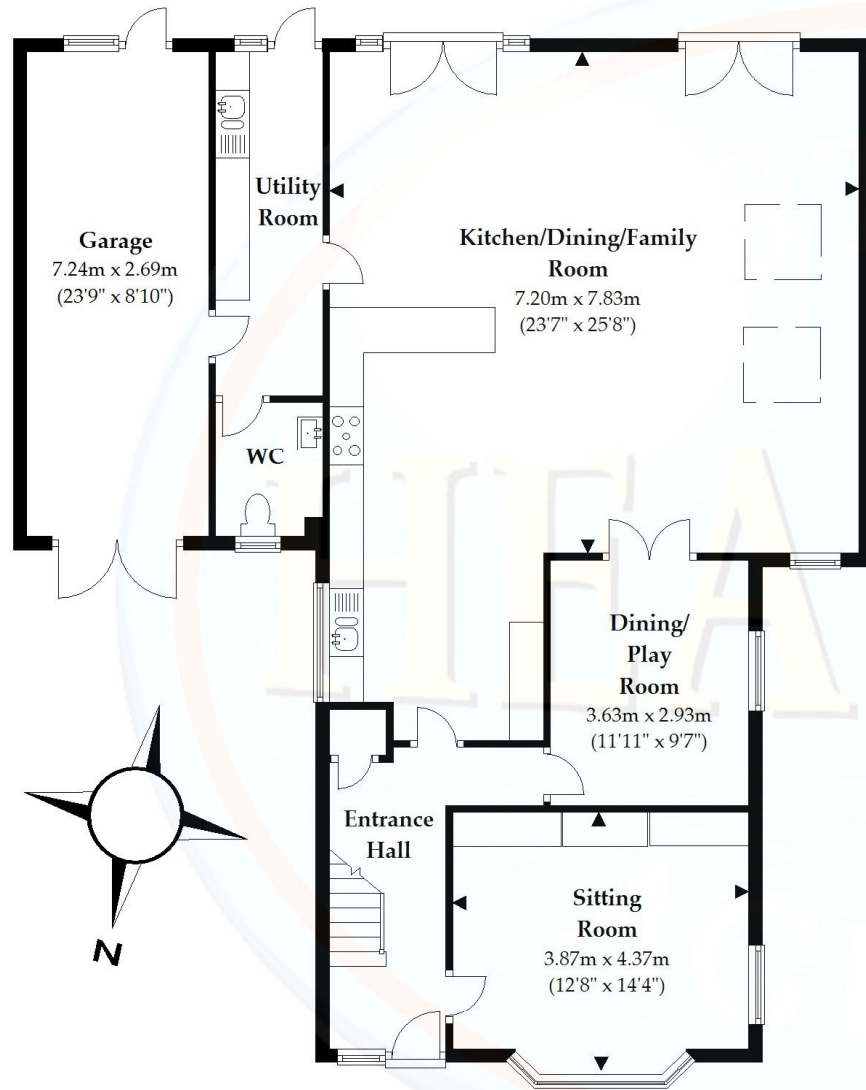
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





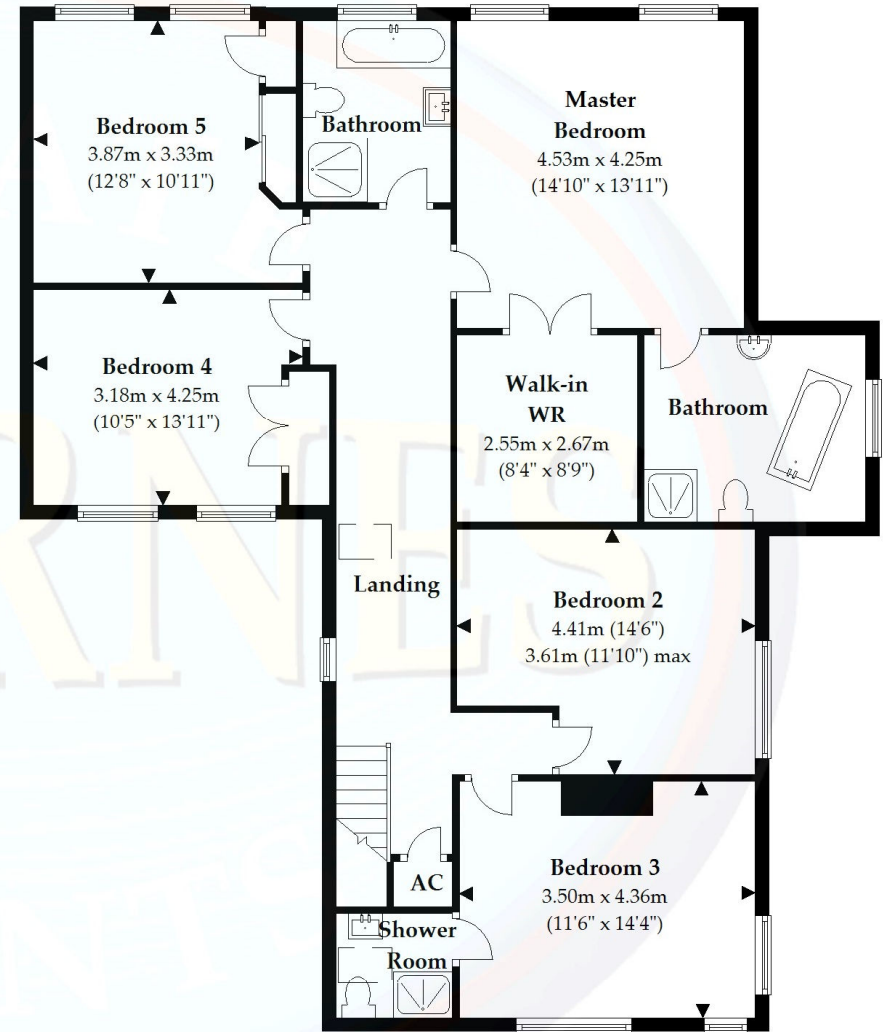
Ground Floor

Approx. 135.2 sq. metres (1455.3 sq. feet)



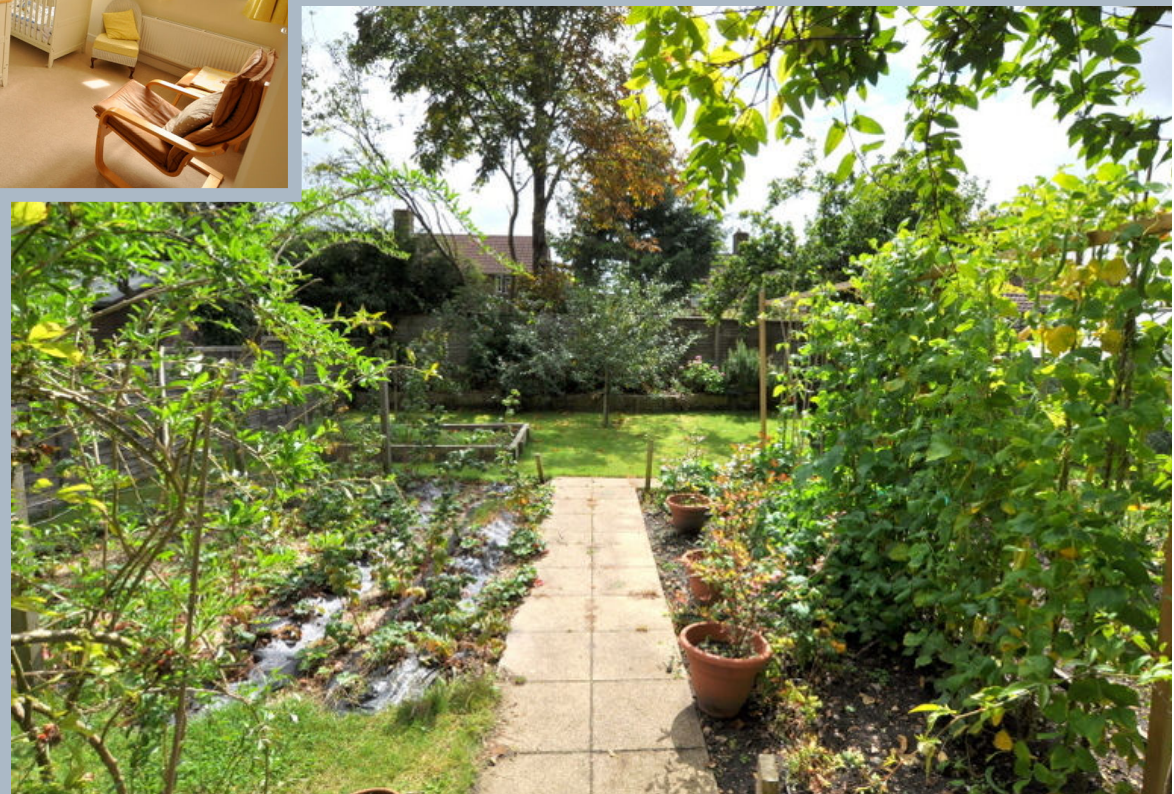
First Floor

Approx. 126.5 sq. metres (1361.3 sq. feet)



LJT SURVEYING Total area: approx. 261.7 sq. metres (2816.6 sq. feet)

Plan not to scale and for illustrative purposes only. All 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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