



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1ST

FREEHOLD PRICE

A well maintained and presented detached chalet house situated in one of Ringwood's most popular and desirable locations just moments away from the Kingfisher Lakes and its beautiful countryside walks as well as some of the area's finest schooling. The property benefits from double glazing, gas fired and under tile heating, a large conservatory and generous gardens of a sunny aspect.

The spacious accommodation comprises of an entrance hallway with stairs to the first floor and doors to the principal rooms. The sitting room overlooks the rear garden with access to the conservatory and a lovely brick fireplace providing a welcoming focal point to the room. The kitchen/breakfast room is well equipped with a range of fitted cupboards and complimenting worktops, a walk in larder provides useful further storage and this room also enjoys under floor heating. The dining area lies open to the kitchen and is also easily accessible to the conservatory. The conservatory is large enough to enjoy all year around, being heated and having direct access to the garden - the views across the gardens are particularly pleasant. The ground floor accommodation is completed by a study and a cloakroom.

The first floor is particularly spacious having five generous bedrooms, three of which have fitted wardrobes. The master enjoys use of the modern adjacent bathroom with large double walk in shower and an independently operated heated towel rail, perfect for use all year round. The remaining bedrooms are serviced by the family bathroom, which is also modern and bright with a complimenting suite and over bath shower with screen.

Outside the property is accessed from the road by a sweeping driveway with ample parking and leading to the single tandem garage which runs the full length of the property. There are also up and over doors to both the front and rear, perfect for putting larger items into the garden. A side gate also gives access to the rear garden.

The rear of the property is one of this home's highlights. The extensive lawn has been well maintained over many years and provides a wonderful tranquil setting with a decked entertaining area perfect for enjoying lazy summer days in the garden. To the far end of the garden is a large shed and greenhouse.

The rear gardens are south facing and enjoy a fantastic sunny aspect.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: D

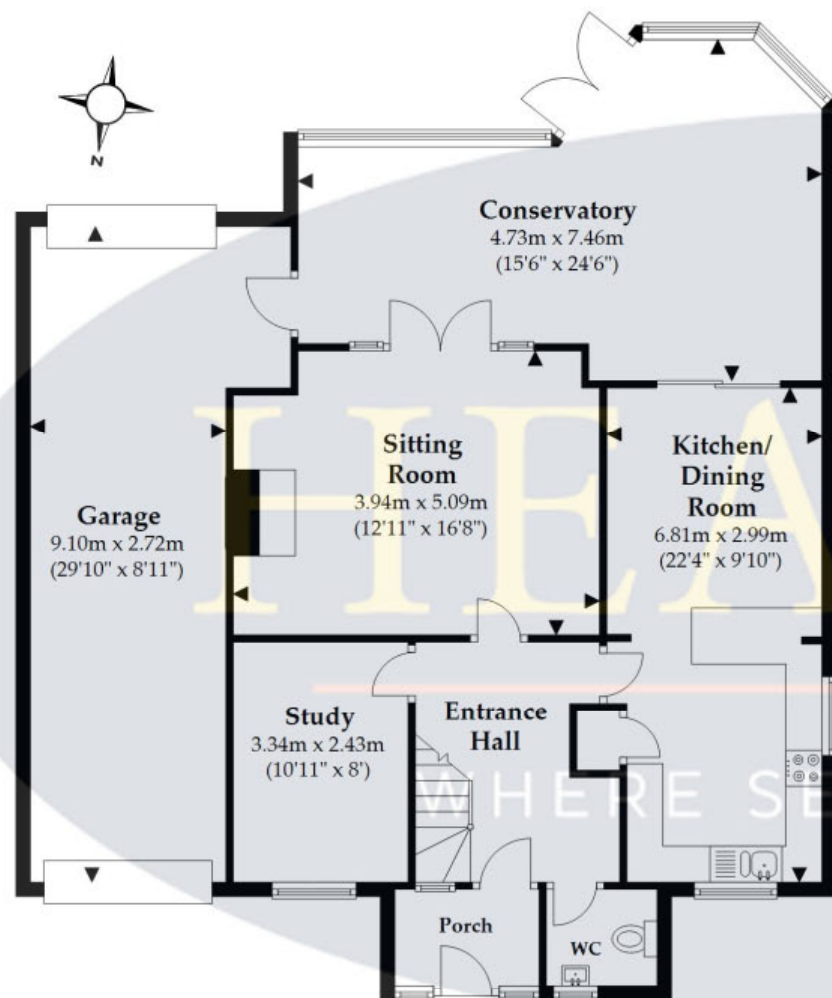
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





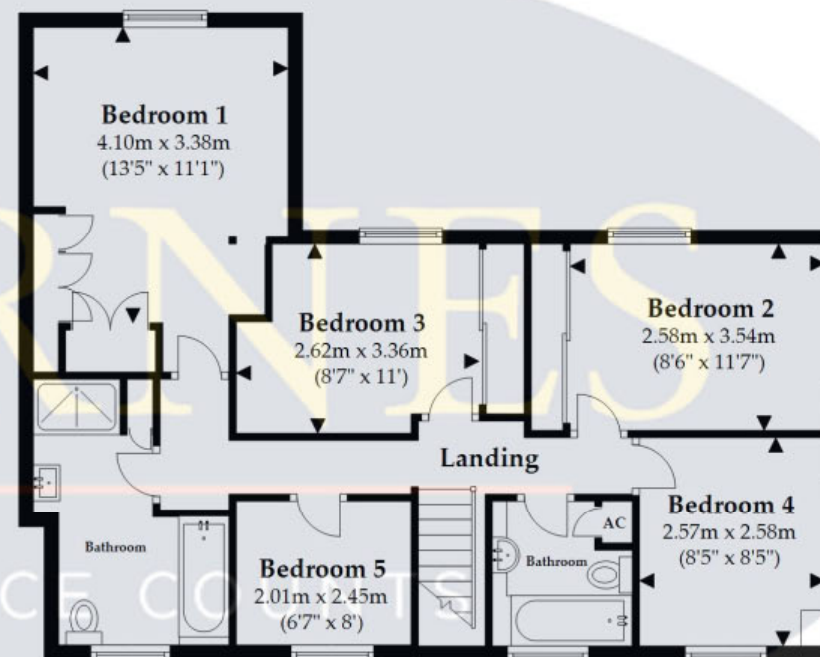
Ground Floor

Approx. 117.6 sq. metres (1265.7 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



Total area: approx. 187.7 sq. metres (2020.3 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. LIT Surveying





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