HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1UW

FREEHOLD

A stunning five double bedroom family home that is well located for the Ringwood School Catchments and the Ringwood Academy. The property has recently undergone an extensive refurbishment program to a particularly high standard and also benefits from a very sympathetic extension creating a wonderful open plan living/kitchen, perfect for the modern home.

The property is accessed from the road, via a carriage driveway allowing ample parking and access to the garage and front door. The front door leads directly into a spacious entrance hallway with Oak styled flooring extending through to the principal reception room and giving a welcoming feel. Your eye is immediately drawn into the living room, through glazed doors, which lies to the rear of the property, this area really is open plan living at its best, well defined areas allow room to dine, lounge and entertain in comfort with under floor heating. The kitchen is fitted with a lovely range of grey units with complimenting quartz worktops and upstand, a central island feature with breakfast bar and fitted appliances include a hot water tap, integrated oven, induction hob and microwave, dishwasher and room for fridge/ freezer, the living area enjoys a great view of the garden through six opening bi fold doors and there is enough room for a sizeable dining table and chairs. A nearby laundry room is ideal to house all laundry appliances and adjacent is a ground floor shower room. Two ground floor double bedrooms are well placed and both have fitted wardrobes and a further cloakroom/ WC adjacent. A separate snug/ sitting room gives a cosy place to retire or could be used as a separate study if required.

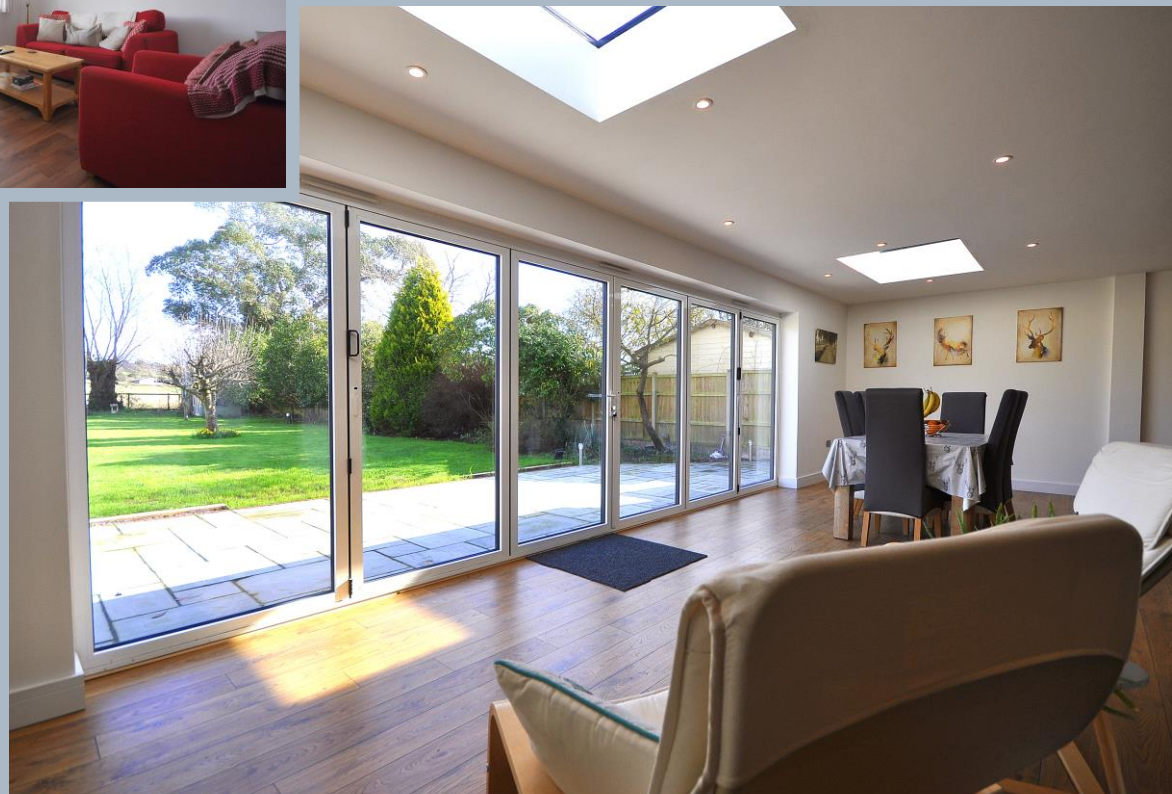
From the hallway a complimenting oak style staircase with glazed insert giving a crisp clean finish and leads to the first floor landing. Here the space has been utilised well into two large bedrooms, the master being to the back with a delightful view of the garden and access to a balcony and seating area. The master bedroom enjoys a good degree of natural lighting and has use of a luxury en-suite with double shower. The family bathroom services the other bedroom on the first floor which again is fitted with a luxury suite, this time including bath and separate shower unit.

Outside the property has a large area of garden to both front and rear, the rear being laid mostly to lawn with patio and is enclosed with hedging providing a great deal of seclusion. The plot in total measures approximately 0.286 acre and provides a lovely tranquil setting. To the front the gated carriage driveway is well enclosed and private and allows ample parking and leads to the front door. An outbuilding has been arranged as a studio/ gymnasium and has wash facilities.

COUNCIL TAX BAND: E

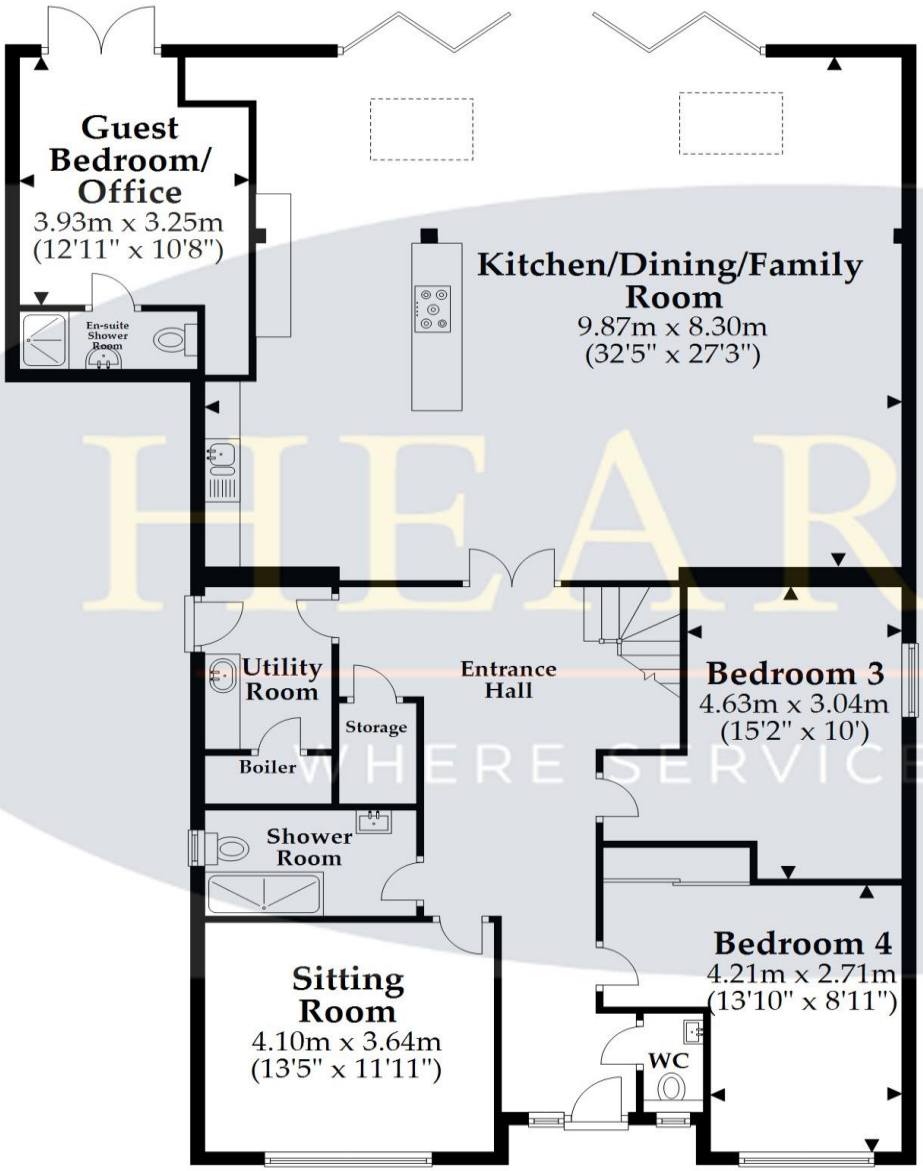
ENERGY PERFORMANCE RATING: C

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.



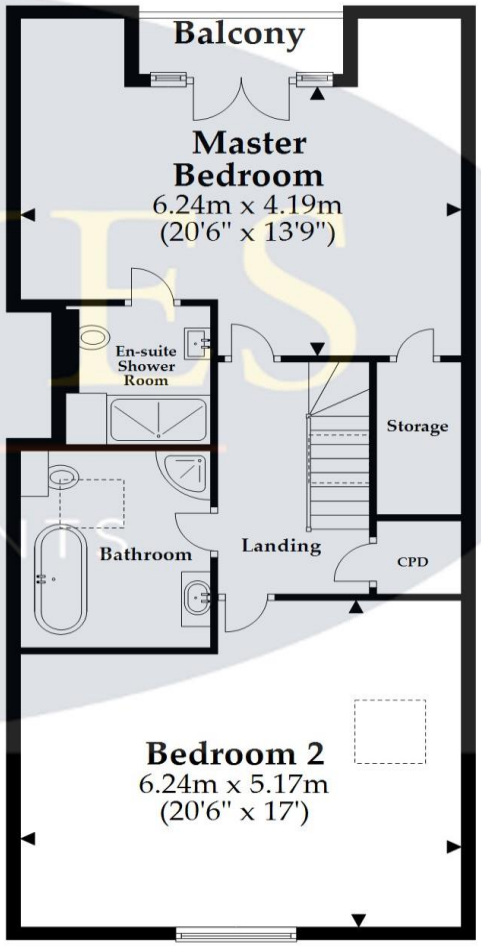
Ground Floor

Approx. 181.6 sq. metres (1954.4 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.5 sq. feet)



Total area: approx. 265.9 sq. metres (2861.9 sq. feet)

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

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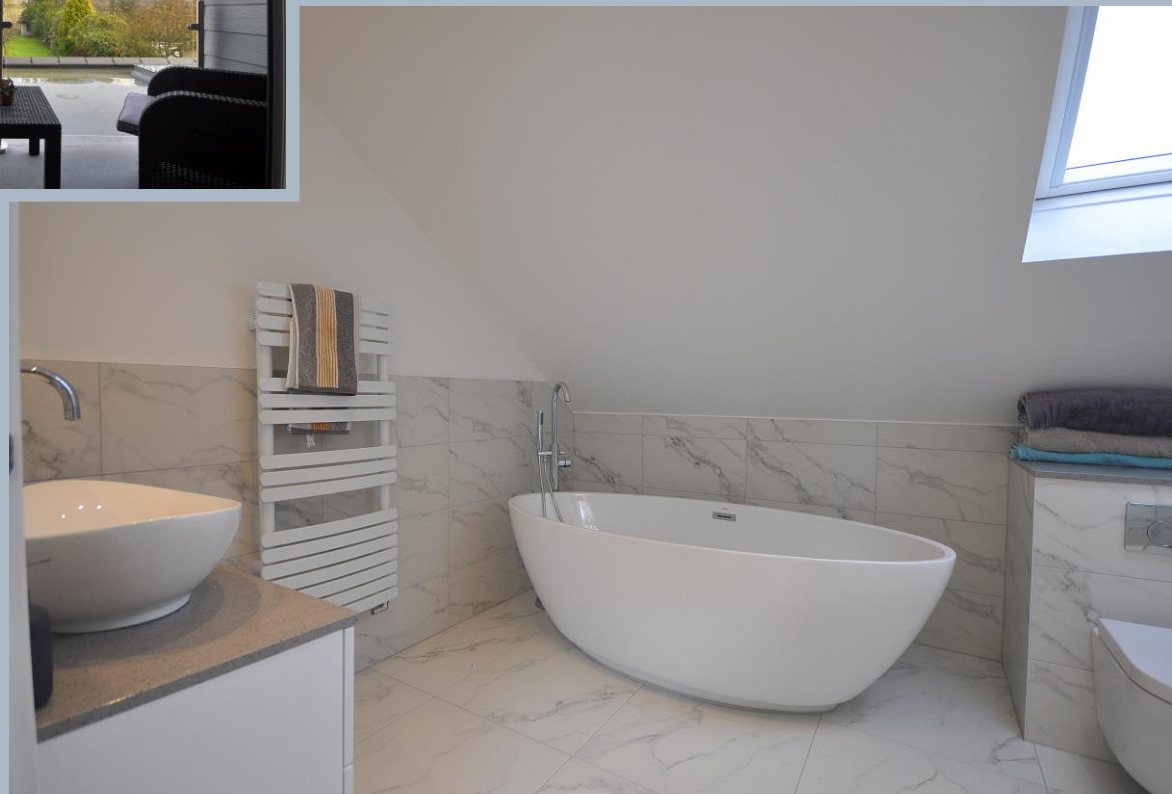

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