



HEARNES

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# Ringwood, Hampshire, BH24 1TY

## FREEHOLD GUIDE PRICE £300,000

**This well maintained home is for sale for the first time in over thirty years. The current owners have extended the property to provide an ideal family home within close proximity and walking distance to some of the areas most requested schools, including a recently rated outstanding pre-school just along the road.**

The accommodation on the ground floor provides a spacious lounge, large separate dining room leading through to the kitchen which has been extended to include a vaulted ceiling with roof light windows and a range of floor and wall mounted units. A single door leads to the rear garden. .

The first floor has four bedrooms, all well-proportioned with bedroom four having a paddle staircase leading onto the attic space which also has a roof light window. The master bedroom has an en-suite bathroom, with the remainder being serviced by the family bathroom.

Outside the rear gardens are well enclosed by panelled fencing with a gate leading to Chichester Road. The attached garage is larger than an average single and has an electric up and over door, power and lighting. The front of the property is laid to block paving providing ample off road parking and access to the front covered porch.

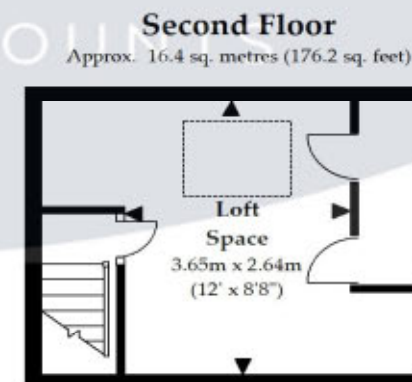
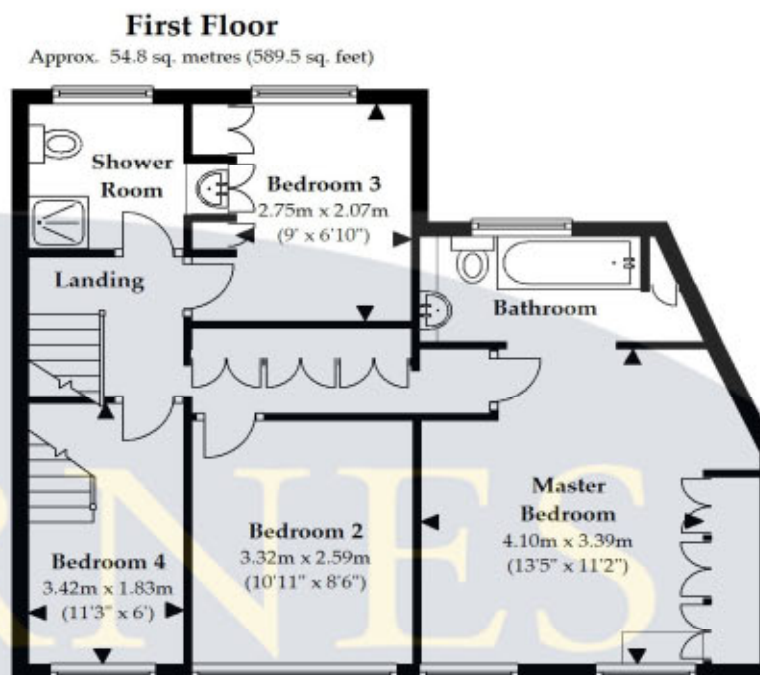
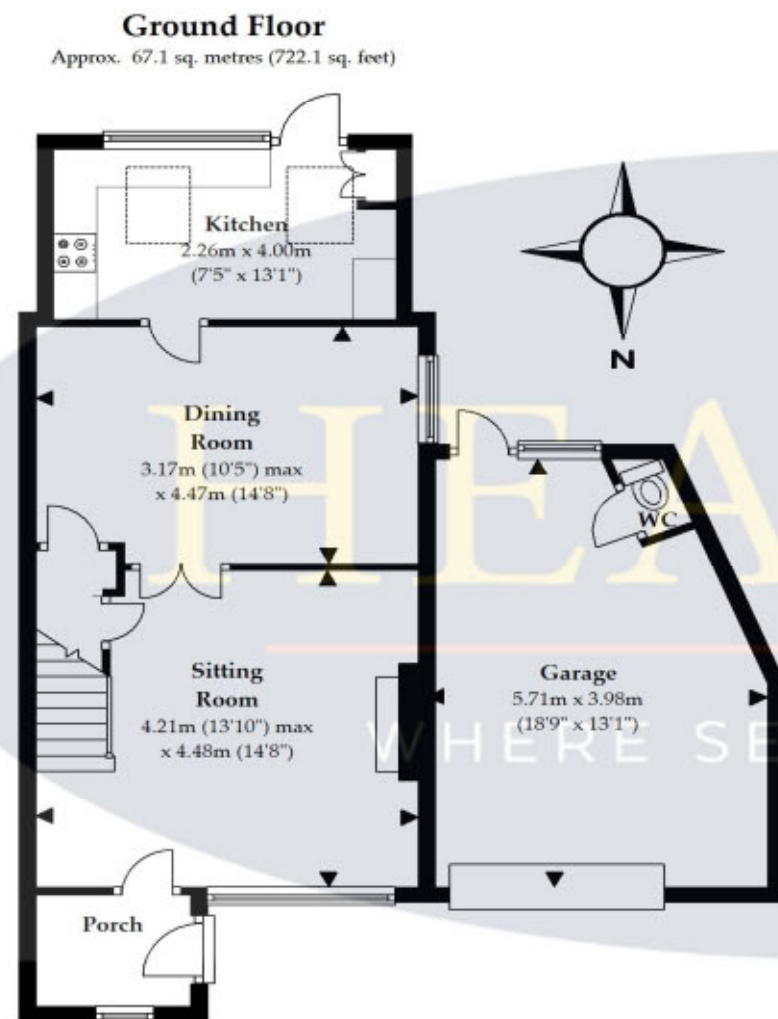
**SITUATION:** The property is situated conveniently close to the Town Centre which itself offers a comprehensive range of facilities, including independent and high street shops, cafes, restaurants, two leisure centres and also gives nearby access to the beautiful New Forest National Park, ideal for those with a keen interest in outdoor pursuits. Ringwood has a range of highly regarded schools including the Ringwood Academy, infant schools in Ringwood and Poulner and also a number of pre-schools, one recently being rated outstanding by Ofsted in 2016. The commuter is well catered for with easy access to the A31 and A338. Mainline railway stations are available at Bournemouth, Southampton and Brockenhurst and the M27/M3 make it easy to connect with other parts of the country.

**COUNCIL TAX BAND: C**

**ENERGY PERFORMANCE RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.





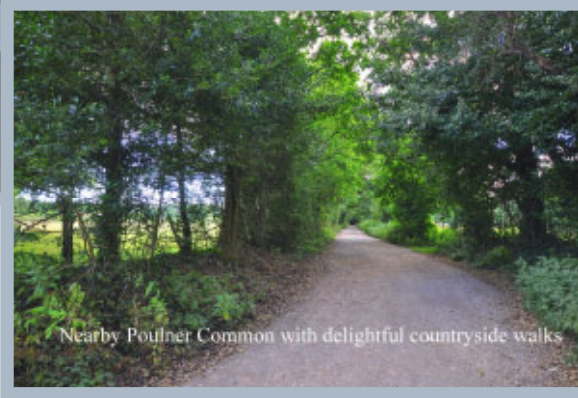
**LJT SURVEYING** Total area: approx. 138.2 sq. metres (1487.8 sq. feet)

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

52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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