



HEARNES

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Hightown Hill, Ringwood, Hampshire, BH24 3HF

FREEHOLD

Simply fabulous grounds (approaching 5 acres), comprising beautifully tended formal gardens, paddocks/fields and a mature pond, extensive parking/turning and a triple garage complex, are just a few features of this truly exceptional family home, with nearly 4400 square foot of beautifully presented, flexible accommodation.

This impressive property has been extensively and tastefully improved over the years and has just been redecorated throughout in soft tones and pale shades, creating a bright, spacious and peaceful home

As you enter this stylish property you are met by a warm and welcoming T-shaped reception hall, with rich oak flooring that flows straight out into the rear garden. A sleek modern oak/glass staircase leads to the first floor accommodation. The recently improved, split-level kitchen/breakfast room is fitted in a range of shelved wall and floor mounted units with contrasting granite worktops. High quality fitted appliances include a double oven, matching combination microwave, dishwasher, fridge and freezer in addition to a wine cooler and stainless steel hob.

The remainder of the ground floor briefly comprises a large, formal sitting room and three further reception rooms, one having a vaulted ceiling and galleried level.

The first floor lies host to six well-proportioned double bedrooms, four having their own private, modern en-suite bath or shower rooms in addition to a 5th family bathroom. The master bedroom suite also has a walk-in dressing room and private balcony that overlooks most of the gardens, paddock/field and pond.

This fine home further benefits from oil fired central heating, double glazing, a useful cloakroom/wc and utility room. A sculpted and block paved terrace is accessed by doors from the principal reception rooms as well as the reception hall. It has been designed for outdoor entertaining and has the most wonderful and peaceful view of the surrounding gardens, fields and forest.

A five bar, remotely operated gate leads to the driveway of St Andrews Lodge and sweeps up past the house to the triple garage complex (power and light). It also leads to further parking and turning. In summary, the formal gardens lead to the pond, with five-bar gates that then lead to the paddock/field. A further gate leads to a private path that in turns opens out directly onto the forest, where miles of walks and trails are available.

The vendor notes the property's Forest Rights, including grazing privileges, which can be activated through application to the Verderers office in Lyndhurst by the new owner. Mains water/electricity & private drainage via a Klargest water treatment plant.

Local Authority: New Forest - Council Tax Band: H

Energy Performance Certificate (EPC): Rating D

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.





Forest Lane, Hightown Hill, Ringwood

Approximate Gross Internal Area
409.0 sq m / 4403 sq ft

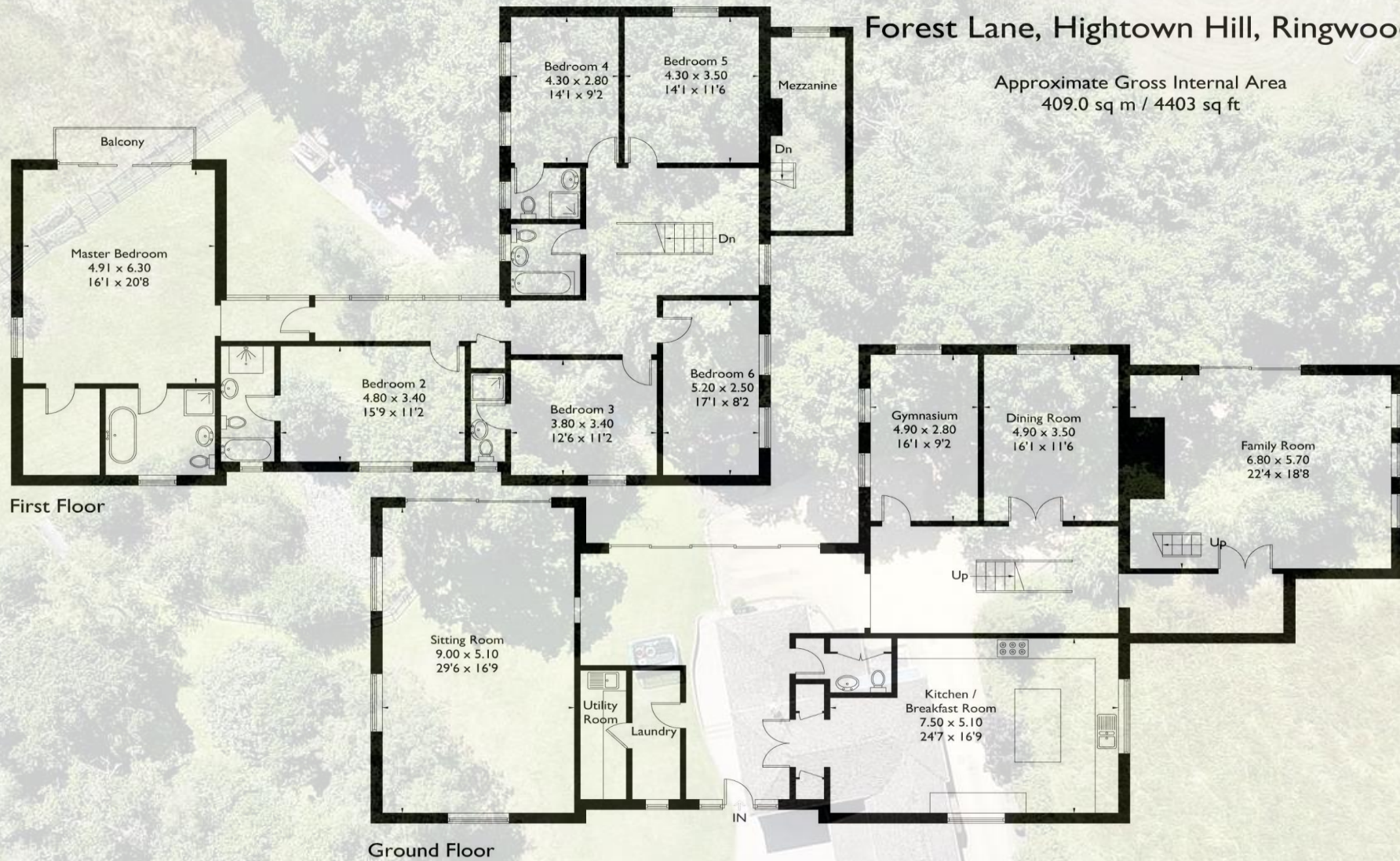


Illustration for identification purposes only. Not to scale
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