



**HEARNES**  
WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 1TD

## FREEHOLD

A sought-after cul-de-sac position, close to local shops & sought-after schools, plenty of parking and a lovely, private rear garden, are just a few features of this beautifully presented, spacious and extended family home that is located just a few hundred metres to the New Forest National Park.

This stunning property have been tastefully & cleverly extended by the current owners, who have bought the property almost 30 years ago.

The first floor accommodation briefly comprises three well-proportioned bedrooms (the master with built-in furniture) and a family bathroom.

The ground floor lies host to a bright and spacious sitting room (with natural engineered oak flooring) that overlooks the front, with a set of folding doors that open out into a simply stunning, vaulted dining/day room. This fantastic extension also has engineered oak flooring and enjoys views to the rear of the peaceful & private gardens via a set of bi-fold doors and Velux windows. Adjoining this impressive space is an open plan, fully fitted kitchen/breakfast room. It has been carefully designed to make good use of the space on offer, with a comprehensive range of units with contrasting worktops and splashbacks. Built-in appliances include a fridge/freezer, dishwasher, double oven and ceramic hob.

This flexible home further benefits from gas central heating, double glazing and a really useful downstairs cloakroom/wc.

The private rear garden has been designed to provide year round colour and texture and is enclosed by fencing. It is perfect for outdoor entertaining with a small area of lawn and two large paved terraces, one being made of stylish, black sandstone. Access to the garden is by bi-fold doors and a side door from the vaulted dining/day room and side path and gate from the front.

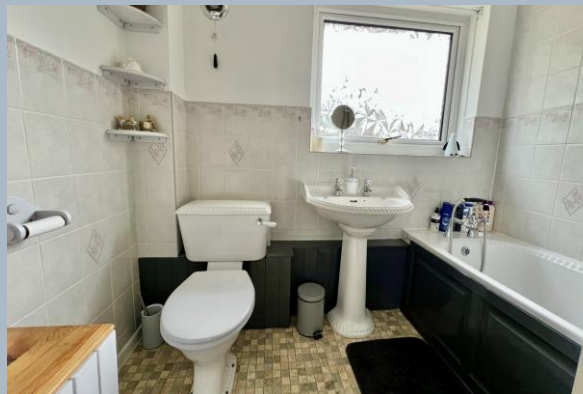
The front garden has been turned into additional parking for up to four cars while a garage can be found in the adjacent block.

**Local Authority: New Forest**

**Council Tax Band: C**

**Energy Performance Certificate (EPC): D**

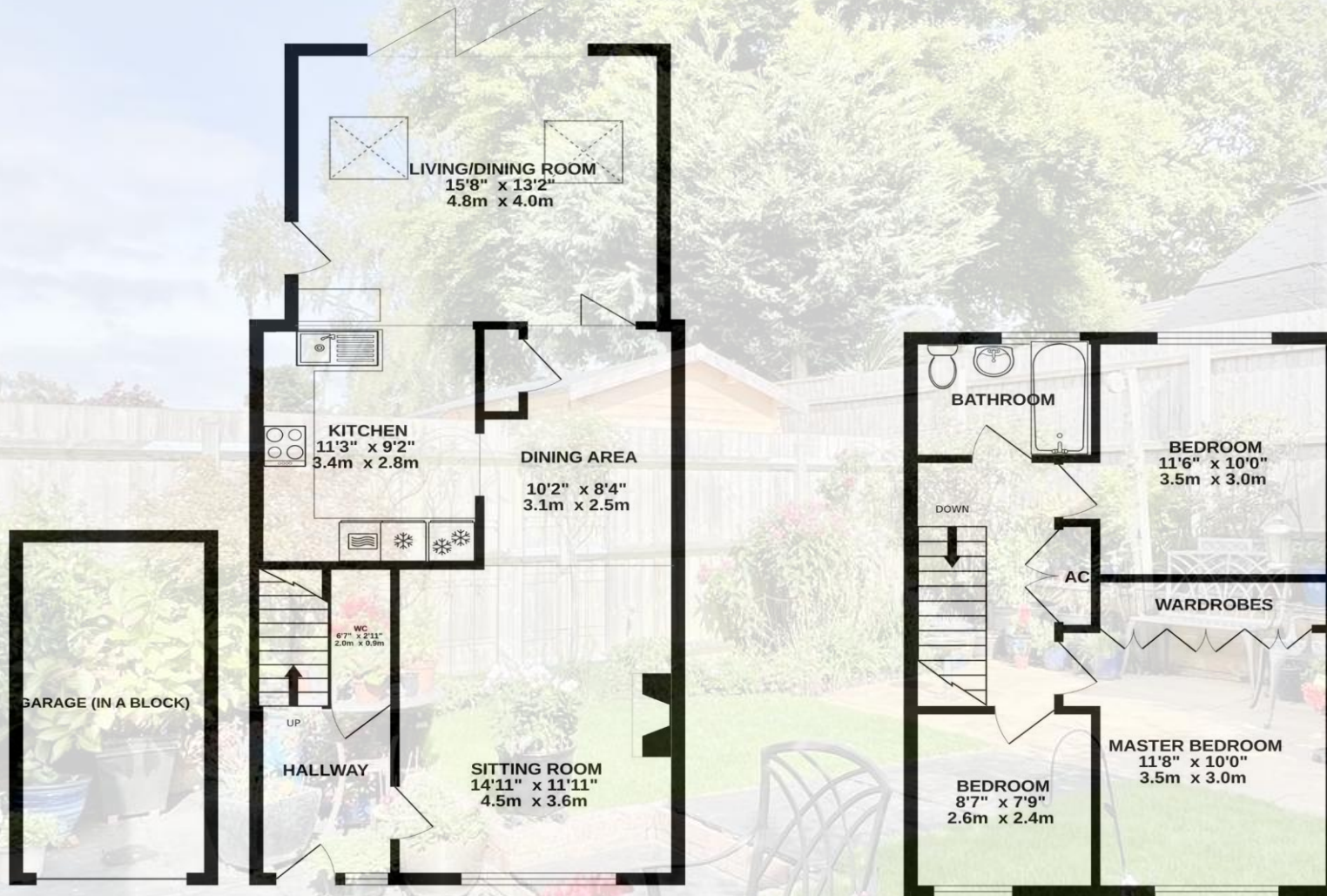
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2024

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