



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1AX

FREEHOLD

A beautiful, private and established rear garden that measures around 180 foot in length, extensive parking and no forward chain, are just a few features of this delightful, spacious and flexible family home that is just yards from stunning lakeside walks.

This wonderful, versatile home has been well-maintained, but still offer fantastic potential to extend and improve if needed (stpp)

The ground floor accommodation briefly comprises a cosy sitting room with feature fireplace, a separate utility room, really useful walk-in larder, a downstairs bathroom and lovely large open plan kitchen/dining room

The first floor lies host to three generous double bedrooms (two having an aspect to the rear over the gardens and distant lake views), served by a shower room, which has been partly re-fitted and just requires completing.

This flexible property further benefits from gas central heating and double glazing.

The rear garden enjoys a south easterly aspect and measures around 180 feet in length. It is enclosed by a mixture of fencing, shrubs and hedging and has numerous well-defined areas. There is a brick built storage shed and a number of very useful timber outbuildings (some with power and light), ideal for anyone needing an office or workshop space.

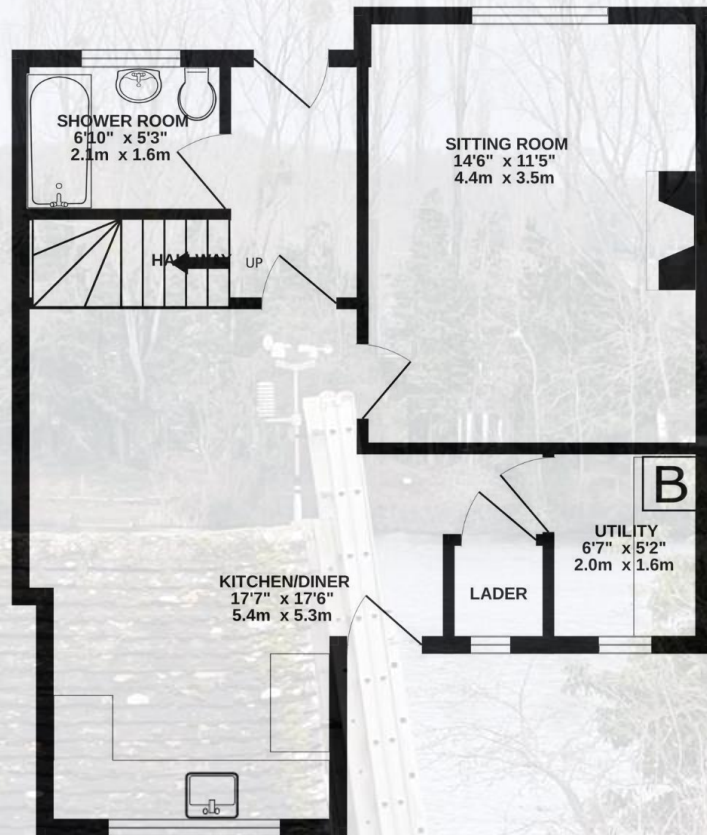
To the front is a five-bar gate that leads to an extensive area of parking and turning.

Local Authority: New Forest District Council
Council Tax Band: C
Energy Performance Certificate (EPC): Rating D

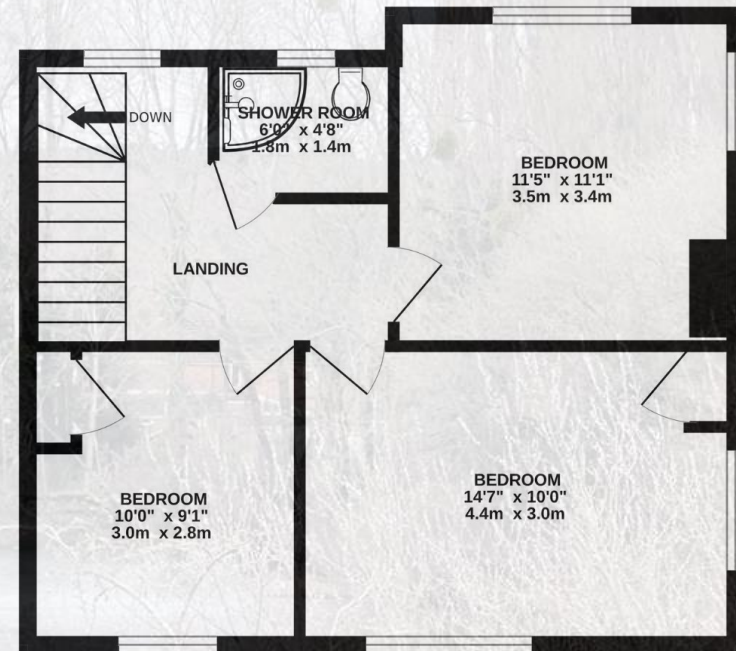
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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.

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

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

