



**HEARNES**  
WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 1PW

## FREEHOLD

A delightful, private and established rear garden, plenty of parking and a sought-after, peaceful cul-de-sac position, are just a few features of this charming, impeccably presented and very spacious family home that also offers excellent annexe potential.

This wonderful, flexible property has been lived in, enjoyed and extended by the current owners, who have owned it for over 30 years. They originally chose it because of the potential it offered to extend and grow with their family needs and the proximity to highly regarded local schools.

The first floor lies host to five well-proportioned bedrooms, the master having its own contemporary style en-suite shower room, the remaining bedrooms being serviced by two further bath/shower rooms and two having original fireplaces.<sup>2</sup>

The ground floor accommodation comprises a formal dining room with feature bay window & fireplace, a large, L-shaped sitting room with study/office area and a well planned and comprehensively fitted kitchen/breakfast room which is fitted in a range of modern units with contrasting worktops, metro tiled splashbacks, integrated twin ovens and stainless steel hob.

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

The rear garden is enclosed by panel fencing and mature trees, with a block paved seating area accessed from the kitchen/breakfast room. The remainder is laid to lawn with raised timber planters.<sup>2</sup>

To the front is a block paved driveway providing plenty of useful parking, it passes under the property (further under croft parking) and on into the rear garden via twin gates.

**Local Authority: New Forest**

**Council Tax Band: E**

**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.

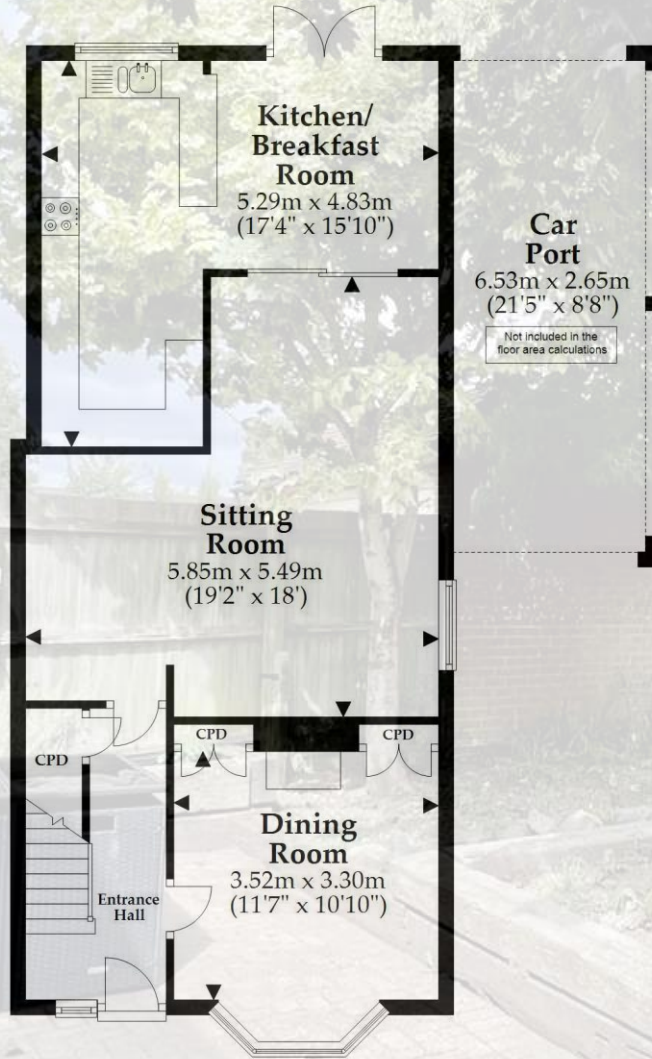






## Ground Floor

Approx. 67.7 sq. metres (729.1 sq. feet)



## First Floor

Approx. 85.1 sq. metres (915.6 sq. feet)



Total area: approx. 152.8 sq. metres (1644.7 sq. feet)

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



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

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