



**HEARNES**  
WHERE SERVICE COUNTS

# Kingston, Ringwood, Hampshire, BH24 3BQ

## FREEHOLD

**A well-presented four bedroom detached house situated within a generous corner plot approaching half an acre in a delightful semi-rural location on the outskirts of Ringwood close to Kingston Common with its fabulous walks leading to the Avon Valley Pathway and wonderful views over neighbouring farmland.**

The approximately 1691 sq. ft. of accommodation offers spacious and substantial living space which comprises of an entrance hall with two large storage cupboards and cloakroom/wc. A triple aspect sitting/dining room with double sliding doors opening on to the front garden, a feature fire place with stone surround and wooden mantle and double doors opening onto and overlooking the beautiful rear garden. The kitchen/breakfast room is dual aspect and conveniently placed to the rear of the property and also enjoys views over the rear garden and has a comprehensive range of floor and wall mounted units, one and half bowl sink unit, built in oven, space and plumbing for a dishwasher, tiled splash back and doorway through to the separate utility room. The utility room offers further storage cupboards, space and plumbing for kitchen appliances and access to the boot room and inner hall. The inner hallway provides access to the front and rear gardens and the integral garage.

The sizeable landing which could be utilised as an office area provides access to the four bedrooms all of which have superb views over the countryside with the master and bedroom three also benefitting from fitted wardrobes. All bedrooms are serviced by the fully tiled bathroom comprised of a panelled bath, WC, pedestal wash basin and separate shower cubicle.

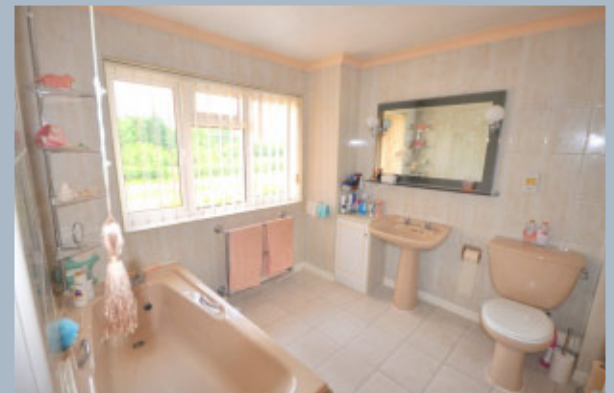
The front of this impressive property is accessed via a paved driveway which provides extensive off road parking and access to the garage with power and light and covered porch. The front garden is mainly laid to lawn with flower and shrub borders and access gate through to the rear. The rear garden is a real attribute to the property being again mainly laid to lawn interspersed with shrub and flower beds and bounded trimmed hedging. To the rear of the garden is a stable block and a five bar gate gives access onto the adjoining lane.

*Viewing is highly recommended to appreciate the location with far reaching views and the generous accommodation being offered.*

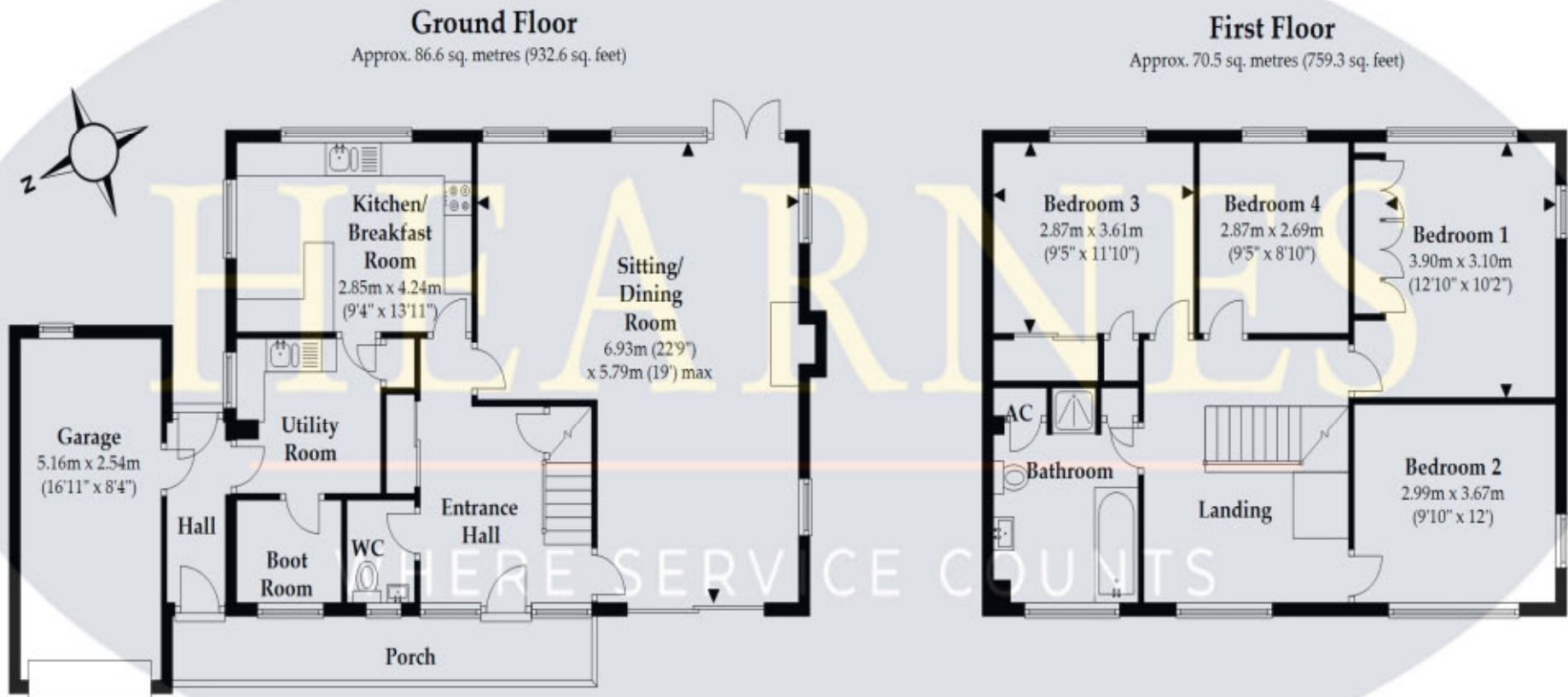
**COUNCIL TAX BAND: F**

**ENERGY PERFORMANCE RATING: E**

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 and do not form part of the contract.







**LJT SURVEYING** Total area: approx. 157.2 sq. metres (1691.9 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





**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: [ringwood@hearnes.com](mailto:ringwood@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE