



HEARNES

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Ringwood, Hampshire, BH24 1NL

FREEHOLD PRICE OIEO £500,000

A character home perfectly positioned for families within walking distance to the local schools and the Town Centre, also within the Ringwood School catchment. This property, whilst being well maintained has enormous potential to extend/improve (subject to the relevant consents). Internal inspection is strongly advised.

This wonderful home is accessed from the entrance porch into a spacious entrance hallway providing access to the first floor. The lounge has a feature 1920's style fireplace (open grate), access onto the rear garden and a large window to the front. The dining room lies just across the hall which again is a good size with a large bay window to the front. The kitchen is towards the rear and has a modern range of units, inset double oven and a gas fired Aga, which fuels the hot water. Adjacent to the kitchen is a utility/ larder and boot room. The first floor has four large bedrooms and a family bathroom with separate wc. Bedrooms one, three and four benefit from fitted wardrobes.

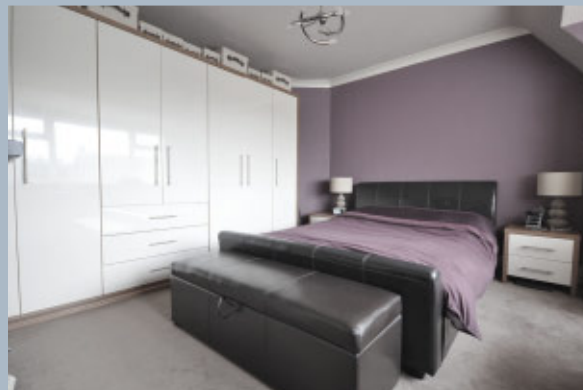
Outside the property is accessed from the road with a large driveway enclosed by post and rail fencing and providing ample parking as well as an attached single garage. The rear gardens are separated into two main areas of lawn with steps leading to a paved entertaining area adjacent to the sitting room.

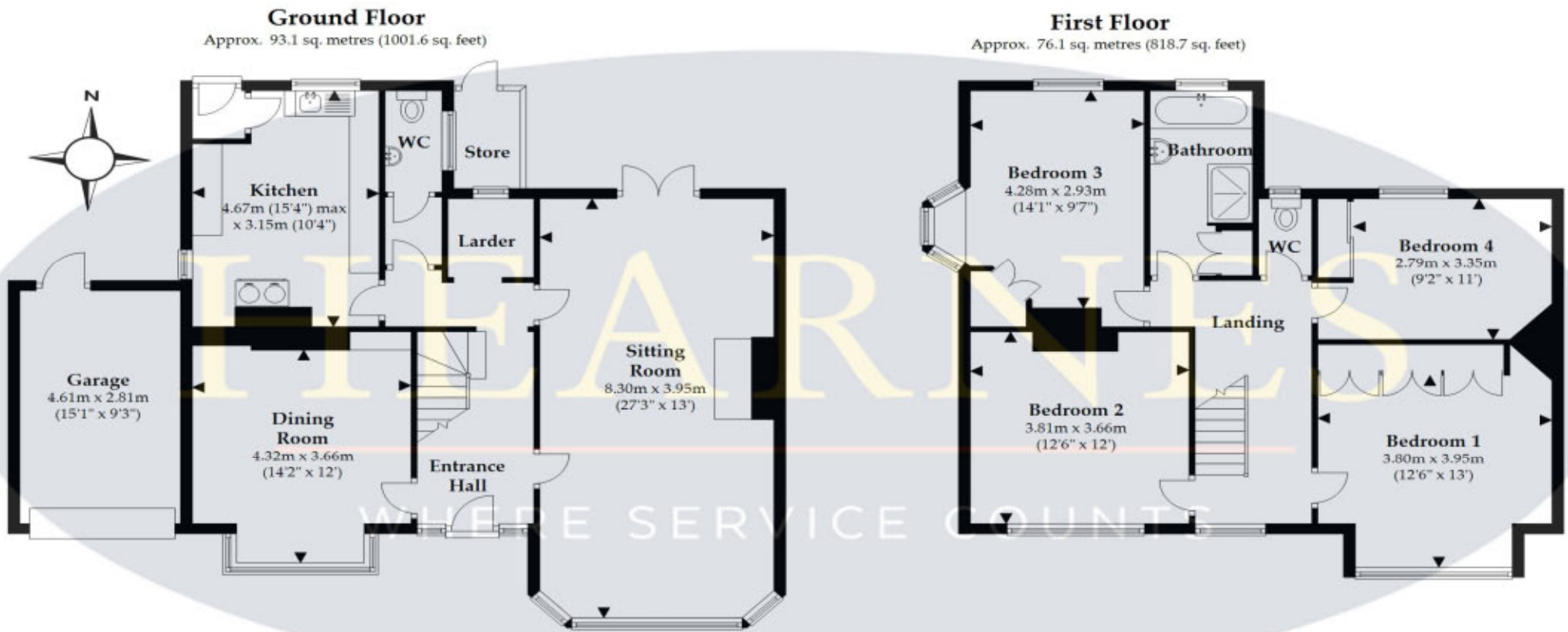
Internal inspection is strongly advised to appreciate the character and spacious accommodation on offer.

SITUATION: The property is situated conveniently close to the Town Centre which itself offers a comprehensive range of facilities, including independent and high street shops, cafes, restaurants, two leisure centres and also gives nearby access to the beautiful New Forest National Park, ideal for those with a keen interest in outdoor pursuits. Ringwood has a range of highly regarded schools including the Ringwood Academy, infant schools in Ringwood and Poulner and also a number of pre-schools, one recently being rated outstanding by Ofsted in 2016. The commuter is well catered for with easy access to the A31 and A338. Mainline railway stations are available at Bournemouth, Southampton and Brockenhurst and the M27/M3 make it easy to connect with other parts of the country.

COUNCIL TAX BAND: F
ENERGY EFFICIENCY 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 and do not form part of the contract.





Total area: approx. 169.1 sq. metres (1820.3 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

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