



**HEARNES**

WHERE SERVICE COUNTS

# Ringwood, Hampshire, Ringwood, BH24 1JG

## FREEHOLD PRICE £469,950

A superbly presented semi-detached 1900's character cottage in this sought after location within walking distance of Ringwood market town and convenient commuter links to Bournemouth, London, Southampton and Salisbury. The property also benefits from being within catchment area and a short walk of local infant, primary and secondary schools.

On entering the property the current owner has laid oak flooring which extends through part of the ground floor to include the lounge, dining room and kitchen. The lounge is located to the front of the property which is dual aspect with a large bay window to the front, picture rails and a beautiful cast iron fireplace with a wood surround. The dining room is a bright and airy room that leads conveniently through to the kitchen which has a range of base and wall units, an under counter integrated fridge, integrated dishwasher and a 1 ½ bowl sink and drainer and space for a range cooker. An inner hall then leads to the utility room which has space and plumbing for a washing machine and space for a tumble dryer and separate fridge and freezer. Opposite the utility room is a downstairs fully tiled shower room with sink and WC. The garden room/family room is located at the rear of the property and benefits from double doors which open on to the patio of the garden.

The four first floor bedrooms are all bright and spacious and are all serviced by the large family bathroom with tiled walls and a fitted white bathroom suite including WC, bath with shower over and sink inset to vanity unit. The master bedroom faces the front of the property and benefits from fitted wardrobes and the potential to create an en-suite. Bedroom two has a walk in wardrobes as well as a separate fitted wardrobe. Bedrooms three and four are both double bedrooms with bedroom three overlooking the garden.

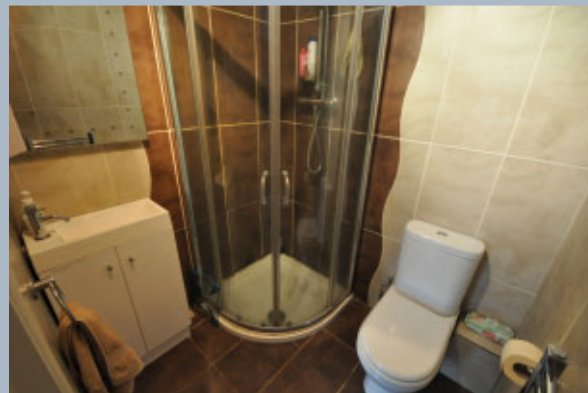
The south facing rear garden is wonderfully secluded and mainly laid to lawn with shrub borders and fencing with a large patio area and stepping stones which take you to the rear of the garden where there is a large garden shed. The single garage is accessed through a gate where there is also a hard standing space enough for two cars to park.

**Viewing comes highly recommended to appreciate the size and versatility of this lovely family home.**

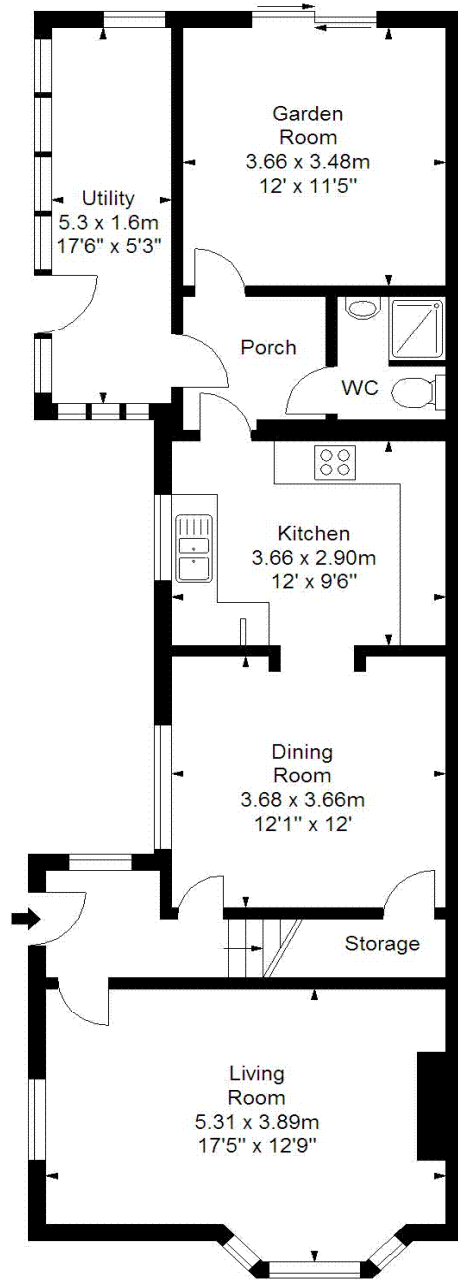
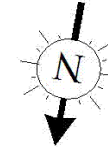
**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: D**

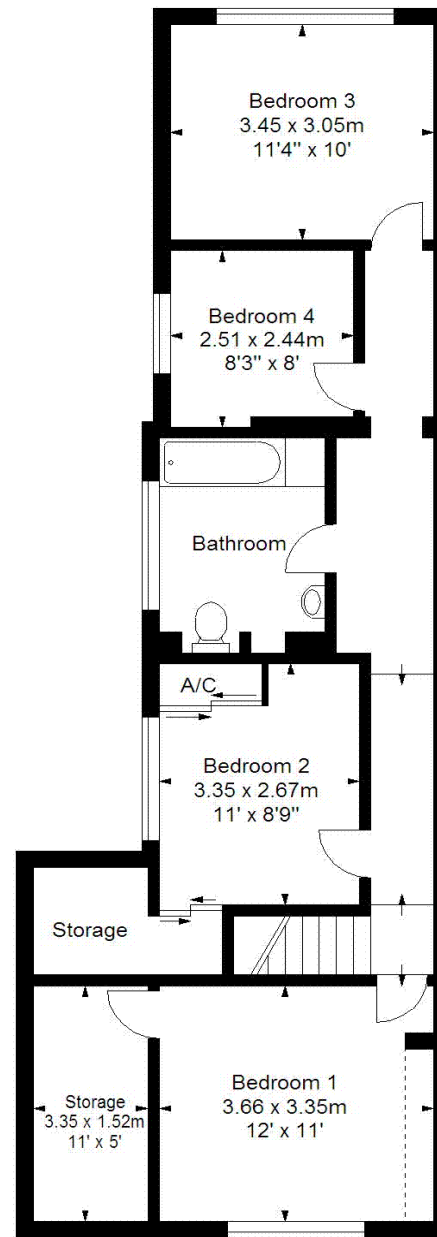
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



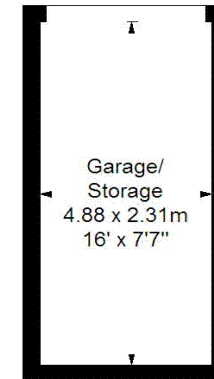
**Southampton Road,  
Ringwood, BH24 1JG**  
Approx. Gross Internal Area \*  
1612 Ft<sup>2</sup> - 149.75 M<sup>2</sup>



**Ground Floor**



**First Floor**



**For illustrative purposes only. Not to scale**

Copyright 2010 Total Property Marketing  
Telephone: 0845 838 7238

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

