



HEARNES

WHERE SERVICE COUNTS

Blashford, Ringwood, Hampshire, BH24 3PE

FREEHOLD - GUIDE PRICE £890,000

An impressive four bedroom character cottage presented in excellent condition and set in a wonderful semi-rural location offering peace and tranquility with paddocks, outbuildings and garden totaling just over 1.6 acres.

The exceptionally spacious accommodation has been very well maintained by the present owners as well as improvements to include a replacement boiler (approximately four years ago) and double glazing. The accommodation is well planned with countryside views from all aspects. The land is perfect for the equestrian but also provides complete seclusion to the property with a variety of outbuildings including a large 30 ft. x 19.5 ft. (approx.) barn.

Accommodation on the ground floor includes a wonderful kitchen/dining room with access straight out into the garden. A range of bespoke solid wood, painted units, solid wood worktops and inset butler sink provides a farmhouse feel and an inset Rangemaster cooker completes the country look. A larder cupboard provides ample storage and adjacent to the kitchen is a utility/boot room which leads into the garden as well as giving access to the ground floor cloakroom/wc. The sitting room enjoys an outlook to the front with double doors leading out and allowing maximum light to the room. A lovely exposed brick fireplace and inset wood burner provides a focal point to the room and twin doors lead in to the study together with a door giving access to the staircase. A large room the study has a bay window to the rear as well as twin opening doors into the garden. This room is adaptable and is large enough to be a family room/ occasional bedroom if desired.

The first floor has four bedrooms, the master having sole use of a large shower room which is fitted with a modern suite, tiled flooring and a fitted range of storage cupboards. The master bedroom also enjoys a range of fitted wardrobes with shelving and hanging. The remaining three bedrooms (bedroom two and three also having fitted wardrobe) are serviced by the family bathroom which once again has a modern suite with tiled flooring and wall areas, over bath shower unit and screen.

Outside the property sits well back from the road along a private lane – the only property along the road there is a feeling of space and peace as you approach the property. The paddocks lie to the front and side together with the workshop/store (power and light connected) and large barn that has double doors and a window allowing natural light. The gardens have views across the neighboring countryside and a paved patio is perfect for enjoying lazy summer days with family and friends.

Blashford is a small hamlet on the northern fringe of Ringwood which enjoys a range of shopping facilities as well as some fantastic schools including the Ringwood Academy. All amenities are on hand including shops, restaurants and health and leisure facilities. The major centres of Bournemouth, Poole, Salisbury and Southampton are all easily accessible by car and for recreational pursuits the beautiful New Forest and the golden sands of Bournemouth beaches are close by. A short walk in fact along Snails Lane gives access to the Avon Valley Path and brings you into the National Park, the perfect spot for the keen equestrian as you have access to thousands of acres of open heathland to explore.

COUNCIL TAX BAND: F

ENERGY PERFORMANCE RATING: D

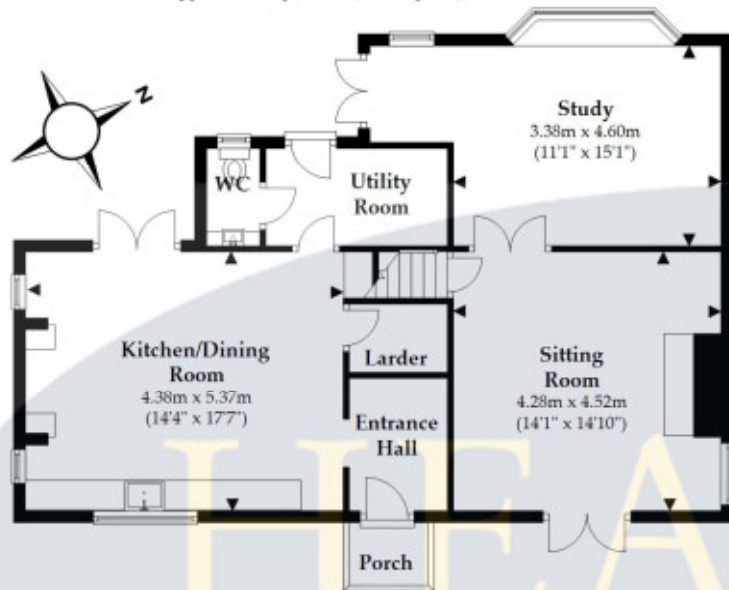
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





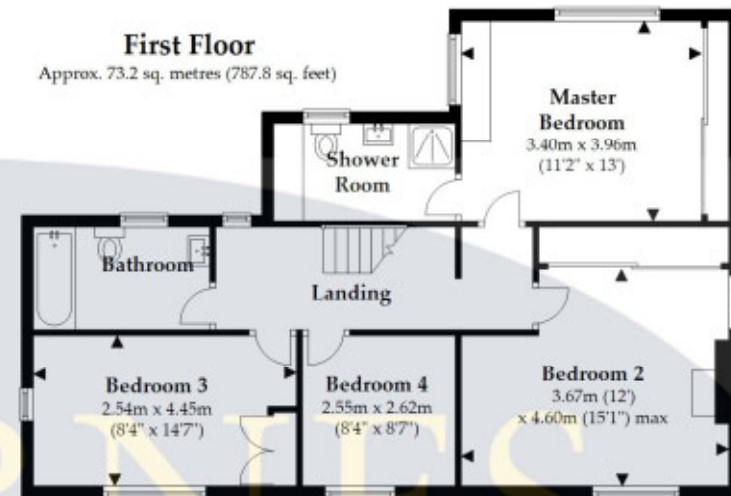
Ground Floor

Approx. 74.9 sq. metres (806.5 sq. feet)



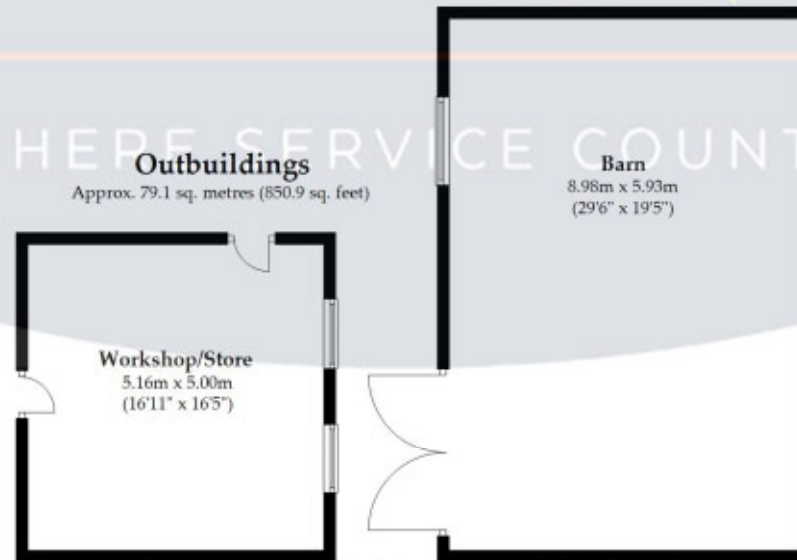
First Floor

Approx. 73.2 sq. metres (787.8 sq. feet)



Outbuildings

Approx. 79.1 sq. metres (850.9 sq. feet)



Note: Outbuildings may not be positioned correctly, but are included floor area calculations



LJT SURVEYING

Total area: approx. 227.2 sq. metres (2445.2 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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