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Blashford, Ringwood, Hampshire, BH24 3PE

FREEHOLD OIEO £900,000

Retaining many of its characterful features is this circa 1930's five bedroom thatched cottage set within delightful grounds of approximately half an acre and approximately one mile from the town centre of Ringwood. All amenities can be found within the market town of Ringwood including shops, restaurants, 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 nearby.

Offering over 4000 sq. ft. of spacious and versatile accommodation which could provide an income as a Bed and Breakfast establishment (subject to the necessary permissions), it has been extensively renovated and extended by the current owners in keeping with its character and age. Comprising of an entrance hall with under stairs storage cupboard and tiled flooring. A fabulous open plan kitchen/dining/family room with flagstone flooring throughout, feature Inglenook fireplace with wooden beam over, inset wood burning stove, bread oven (not in use), fitted wall units and two sets of double doors opening onto the rear gardens. The dual aspect farmhouse style kitchen area is fitted with a range of units with granite worktops, Belfast sink with twin drainer, space for a Range style cooker, American style fridge freezer, washing machine and tumble dryer and a large larder cupboard. The sitting room is accessed from the kitchen and has a beautiful bay window overlooking the front, beamed ceiling, feature exposed brick fireplace with tiled hearth, wooden mantle and coal effect fire and double doors opening onto the side. The drawing room is split level and also has beamed ceilings, bay window and exposed brick fire place, upright wooden beams and a wooden staircase leading to the first floor inner landing, all are charming features. Two ground floor bedrooms both of which benefit from en-suite wet rooms and double doors opening onto the gardens completes the ground floor accommodation.

A staircase leading from the entrance hall opens onto the generous first floor landing with two sets of double doors opening onto the balconies which provide delightful views over the rear garden, and access to bedroom three which has a feature fire place, steps up to the master bedroom benefitting from an en-suite bathroom with vanity unit with his and hers basins, lower level WC and panelled bath. A door way through to the inner landing provides access to bedroom two which also benefits from an en-suite shower room.

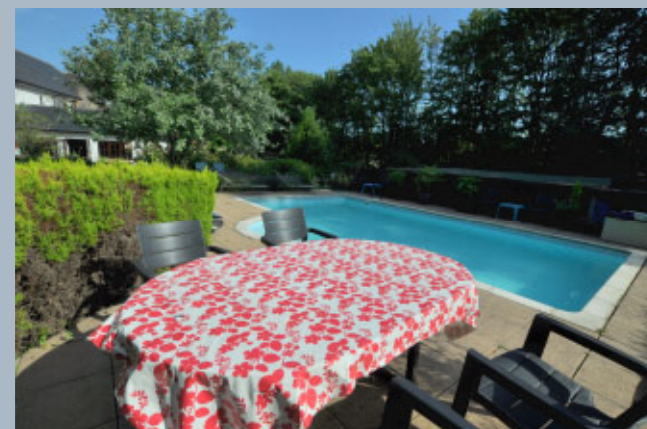
The front of the property is approached through gates onto a large carriage driveway which offers ample off road parking and access to the single and double detached garages. Planning permission has been granted and construction commenced for an open fronted barn style triple garage. A hardstanding area offers further parking with the front garden being surrounded by mature shrubs, flowers and trees. The rear garden is amazing with many hidden areas and landscaped with safety in mind by picket and wood panelled fencing interspersed with an array of flowers and shrubs with a very large patio area adjoining the entire length of the property. To the left hand side there is a feature pond with stone surround, a fruit tree orchard, a loggia and a large studio/office with WC and kitchenette. A path way leads to your very own hidden escape with a wonderful Tuscan Villa style outdoor entertaining area with Purbeck stone walls, open fireplace and French tiled roof. A separate changing room or wine store and a stone tower shower room with WC complete your own little piece of Italy. A stable block which has been converted into workshops has a block paved patio to the front and its own double gated access onto the lane at the side of the gardens. To the rear of the garden is a further lawned area with terraced embankment leading down to a stream known as Dockens Water which flows through to the River Avon.

Viewing is highly recommended to appreciate this substantial character property set within the most beautiful gardens.

COUNCIL TAX BAND: G

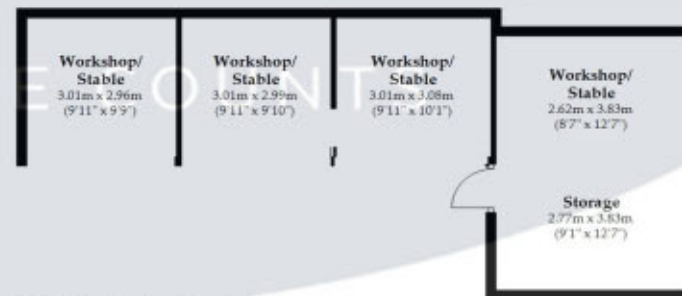
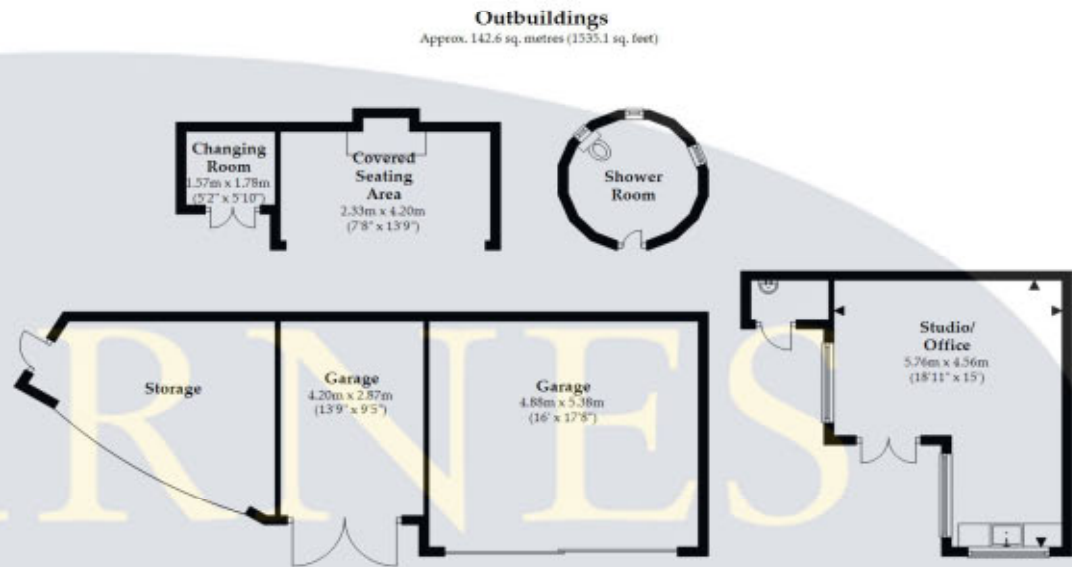
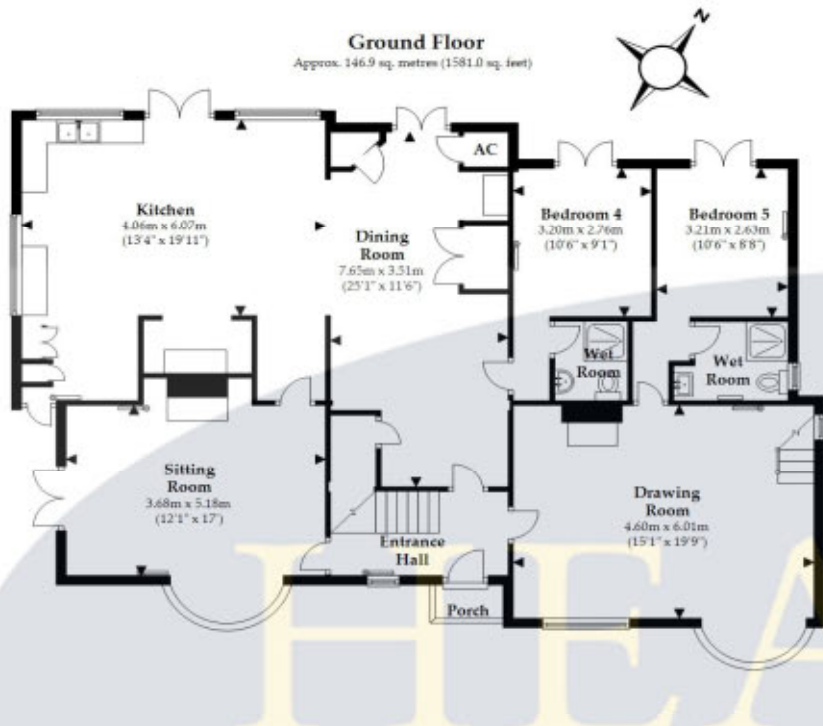
ENERGY PERFORMANCE RATING: D

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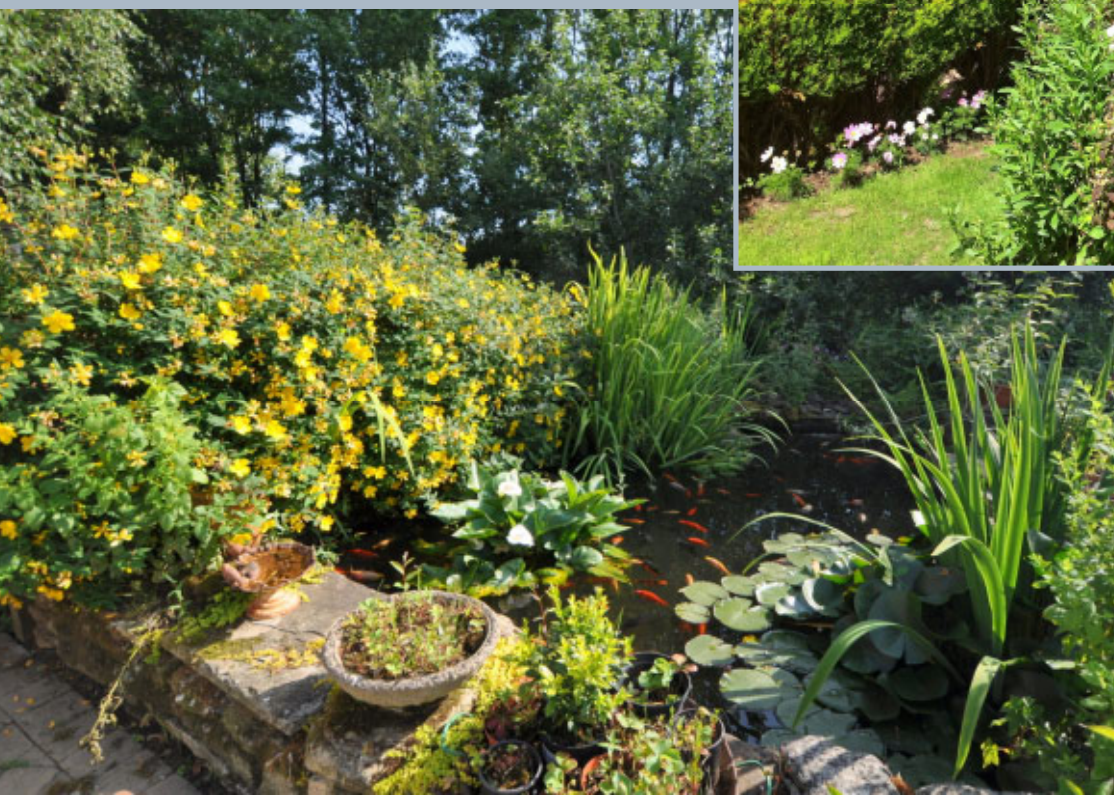




Note: Outbuildings may not be in the positioned correctly, but are included floor area calculations; Balconies are not included.

LJT SURVEYING Total area: approx. 372.3 sq. metres (4007.6 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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