



HEARNES

WHERE SERVICE COUNTS

Hangarsley, Ringwood, Hampshire, BH24 3JN

FREEHOLD PRICE OIEO £535,000

This Grade II listed semi-detached cottage is set in a wonderful location on the edge of the New Forest. Set in grounds approaching half an acre, the sweeping driveway provides ample parking and leads to the garage and outbuildings. A large area of garden which is laid to lawn has inset fruit trees mature shrubs and provides a good degree of seclusion. For those with outdoor interests the area offers great walking, cycling and riding on the nearby Poulner Common as well as the New Forest which is accessed just along the road.

The property has been extended to the rear over the years with the original cottage retaining many character features including a thatched roof and wooden beamed ceilings. The accommodation is well proportioned with the kitchen enjoying views over the gardens, a feature Oriel window and ample space for family and formal dining. The sitting room is undoubtedly one of the best features of the ground floor rooms, forming part of the original cottage which is believed to be circa 16th Century. We understand from the owners many of the exposed timbers were derived from ships and this really encases the true character and charm of the property. This room also features a fine Inglenook style fireplace with decorative bread oven and hearthside seating. A gas fired wood burner completes the look. The ground floor accommodation also includes a cloakroom situated just off the hallway.

The first floor combines three good size bedrooms, family bathroom and a shower room which has recently been newly fitted. All of these rooms provide good head height which is quite unusual for a property of this age.

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

Situation: The property is situated within approximately one mile from Ringwood 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 and international airports are available at Bournemouth and Southampton. The seven miles of Bournemouth's beaches four of which hold the prestigious Blue Flag award are approximately 20 minutes away.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: tbc

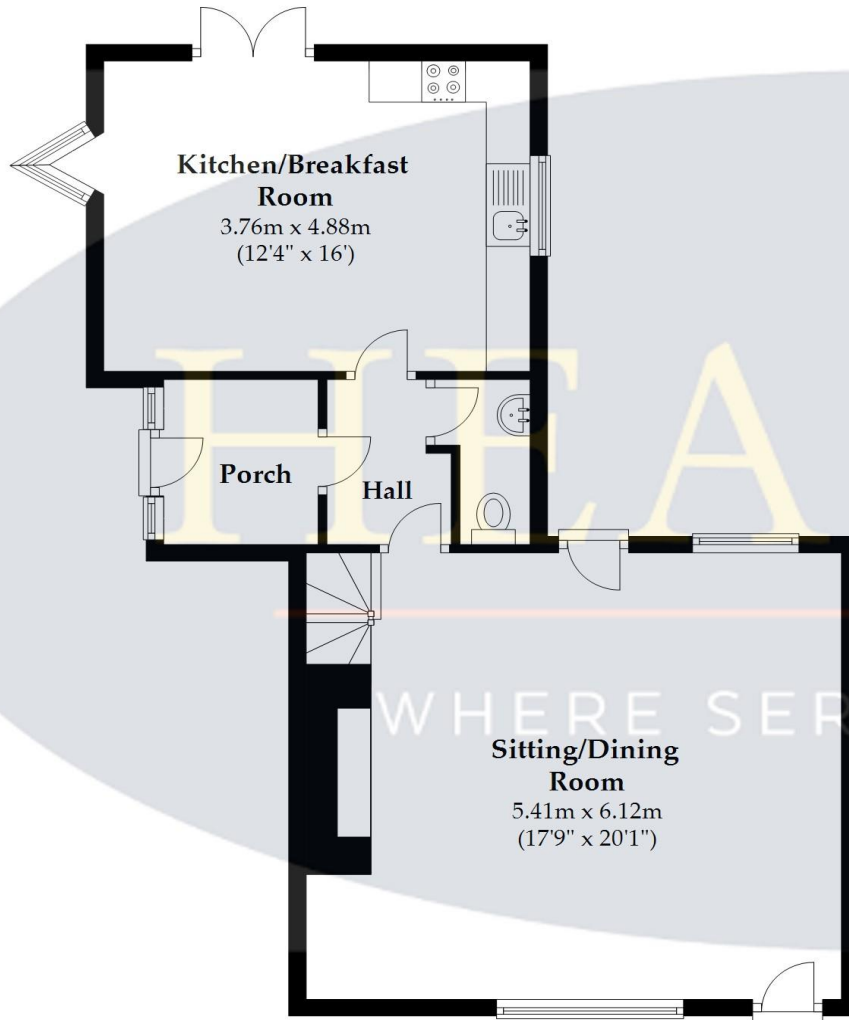
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





Ground Floor

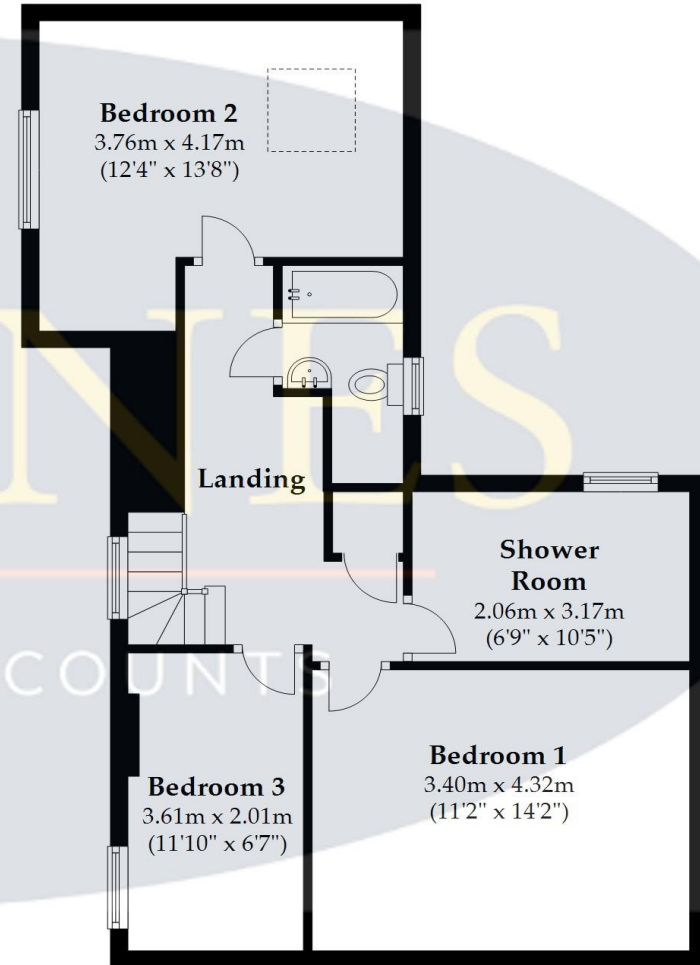
Approx. 60.7 sq. metres (653.2 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.6 sq. feet)

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy



Total area: approx. 118.2 sq. metres (1271.8 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





A typical summer



View over the front garden



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