



HEARNES

WHERE SERVICE COUNTS

Eastfield Lane, Ringwood, Hampshire, BH24 1UP

FREEHOLD GUIDE PRICE £525,000

A fabulous four bedroom family home lovingly maintained and cared for by the current owners for almost 20 years. The accommodation is flexible, spacious and offers the most beautiful garden as well as a one and half garage and ample parking. Features of the property include; double glazed windows and doors which were replaced in 2014 together with fascias, soffits and guttering. A beautiful conservatory, wood burner in the sitting room and garden cabin.

An entrance hall way has stairs leading to the first floor and provides access to the principal rooms. The sitting/dining room is a generous front to back room with engineered oak flooring and a separation providing the perfect dining area to the rear. The sitting room has an aspect to the front and a wonderful wood-burner providing a welcoming focal point. The kitchen/breakfast room runs across the rear of the property and is fitted with a lovely range of wall and floor mounted units with solid oak doors and cream units which include a pull out larder, complimenting worktops, tiled flooring and splashbacks and double doors opening into the integral garage. To the other end of this room there is ample room to informally dine and bi-folding oak doors open into the conservatory which provides fabulous views and access to the gardens. A re fitted ground floor cloakroom completes the ground floor accommodation.

The first floor landing provides access to the four bedrooms three of which are double and master having a modern en-suite and a large dressing/seating area. This room could easily be partitioned off to provide a fifth bedroom if required and would not compromise the master bedroom. The remaining three bedrooms have use of the family bathroom which has a bath; vanity unit with inset basin, shower cubicle, WC and part tiled walls.

Outside the property is approached from the road via a large driveway with ample parking and sleeper edged flower beds and is well enclosed. The driveway leads to the integral garage which has power, lighting and a utility area with plumbing for a washing machine. A side path gives access to the rear garden which has an area of lawn, a limestone patio adjoining the property which enjoys the afternoon sun, sleeper edged raised beds, an area of decking with a wonderful log cabin perfect for relaxing in or could be used as a home office and is situated to enjoy the best views of the garden. The rear garden is well enclosed with fencing and enjoys a lovely range of specimen plants and trees.

COUNCIL TAX BAND: E


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.







Total area: approx. 180.5 sq. metres (1942.6 sq. feet)  **LJT SURVEYING**

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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www.hearnes.com

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: ringwood@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE



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