



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 3EZ

FREEHOLD

A wonderful, peaceful landscaped rear garden, plenty of parking and a double garage are just a few features of this superb, detached family home, that has been sympathetically and stylishly improved and maintained by the current owner.

Located within a very select development of just a handful of executive homes, built by a highly regarded local builder this impressive property is ideal for anyone who enjoys walking running or has a dog, as it is close to both forest and riverside walks.

The ground floor lies host to four incredibly flexible and spacious reception rooms, including a spacious conservatory overlooking the gardens and a front to back sitting room which is particularly generous in size with a feature fireplace.

The kitchen is a wonderful bright and airy room, overlooking the garden and plenty of room to dine more informally as well as a central island feature, tiled flooring and an array of both floor and wall mounted units. Complimenting worktops and contrasting tiled splashbacks complete the look.

The first floor comprises four bedrooms, with an incredible master bedrooms suite with a well-appointed ensuite bathroom which also incorporates a walk in shower cubicle. The remaining bedrooms are serviced by a modern and contemporary style family bathroom this time with large double shower unit.

This impressive and flexible home further benefits from gas central heating, gas heating and lots of natural lighting.

The rear garden is very private and has been thoughtfully planned and landscaped with outdoor entertaining in mind with various seating areas and a covered pergola. To the side and accessed by a lockable gate from the front and a door from the kitchen and conservatory. The garage is accessed to the front via up and over door and rear access to the garden and provides plenty of eave storage. The front gardens are mostly block paved driveway with a small brick wall surround and various inset mature shrubs and plants.

Local Authority: New Forest

Council Tax Band: F

Energy Performance Certificate (EPC): Rating C

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.

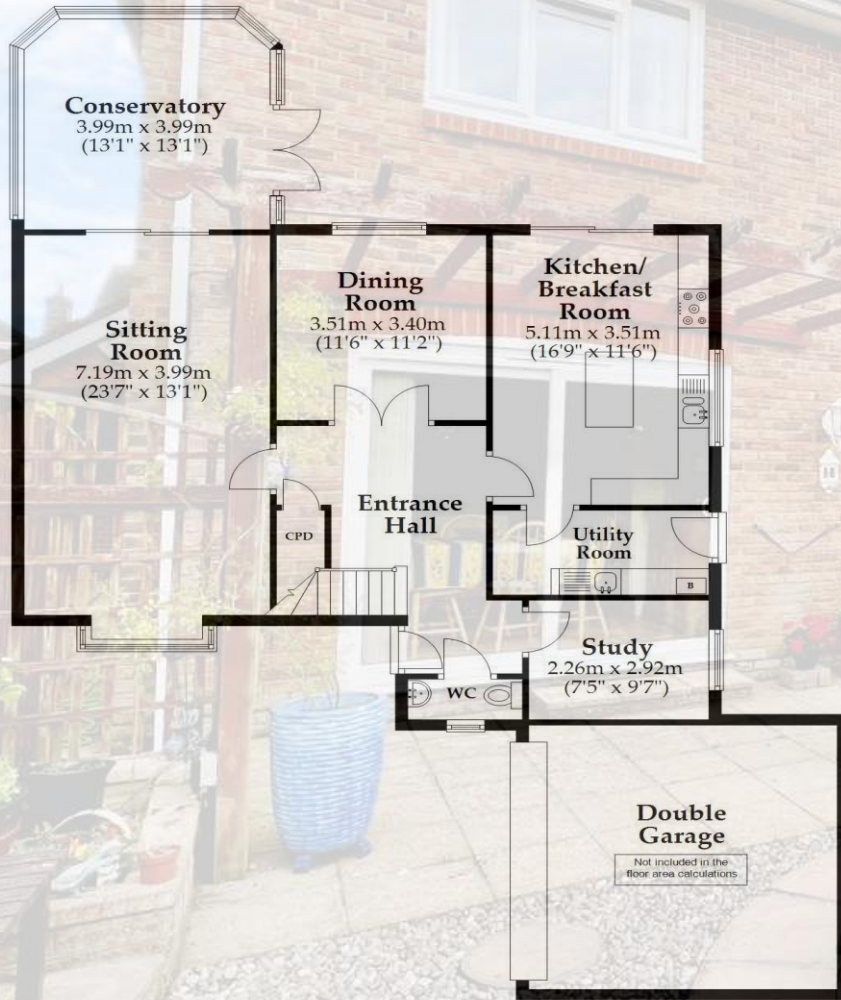




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

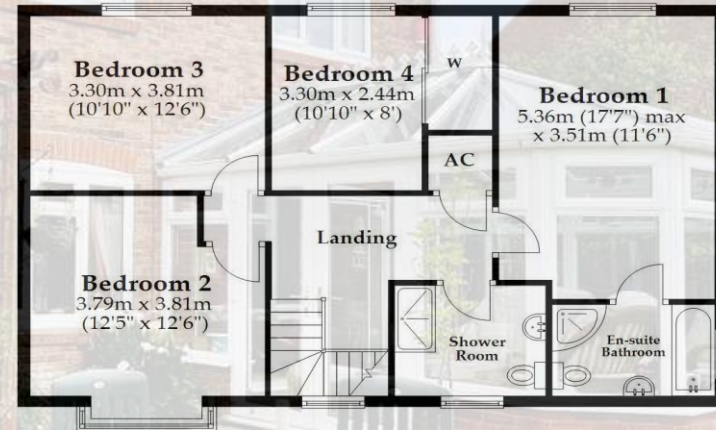
Ground Floor

Approx. 89.8 sq. metres (966.7 sq. feet)



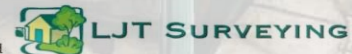
First Floor

Approx. 80.9 sq. metres (871.3 sq. feet)



Total area: approx. 170.8 sq. metres (1838.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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www.hearnes.com

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

Tel: 01425 489955 Email: ringwood@hearnes.com

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