



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 2AF

FREEHOLD

A wonderful, easily maintained and private plot, extensive parking and turning and no forward chain, are just a few features of this delightful, flexible property that is ideally located just a few hundred yards from the Castleman Trail.

This versatile and spacious semi-detached property has been owned and enjoyed by the same family for around thirty years. In that time they have carefully and cleverly extended and improved it, creating a unique and spacious property that would suit anyone wanting a charming family home or someone who wants to work from home.

In 2019 planning permission was granted to remove the existing garage and erect a detached garage/work complex which has insulated and zoned underfloor heating to the ground floor, along with a really useful shower room. A set of stairs lead to the superb first floor, open plan office space. This fantastic contemporary style first floor office has vaulted ceilings, a fitted kitchenette and casement doors that open out onto a stunning, raised and private terrace, which enjoys wonderful views of the landscaped gardens.

The main house is a charming and stylish, semi-detached cottage which has been sympathetically improved, retaining much of its character. It has three first floor bedrooms and a large four piece family bath/shower room, in addition to two very useful ground floor receptions, one of which could be used as an additional bedroom if needed. The kitchen/dining room has been fitted in a range of farmhouse style, medium wood style units with contrasting worktops and metro tiled splash backs.

The main house further benefits from gas central heating and double glazing. To the front is a very large gravelled driveway that provides an enormous amount of parking and turning and is ideal for anyone wanting to park a boat caravan or motorhome. A gate gives access to a private courtyard area, which can also be accessed by a door from the kitchen/breakfast room and a set of steps that lead up to the raised terrace (which leads to the ancillary accommodation).

Local Authority: Dorset (east Dorset)
Council Tax Band: B
Energy Performance Certificate (EPC): Rating D

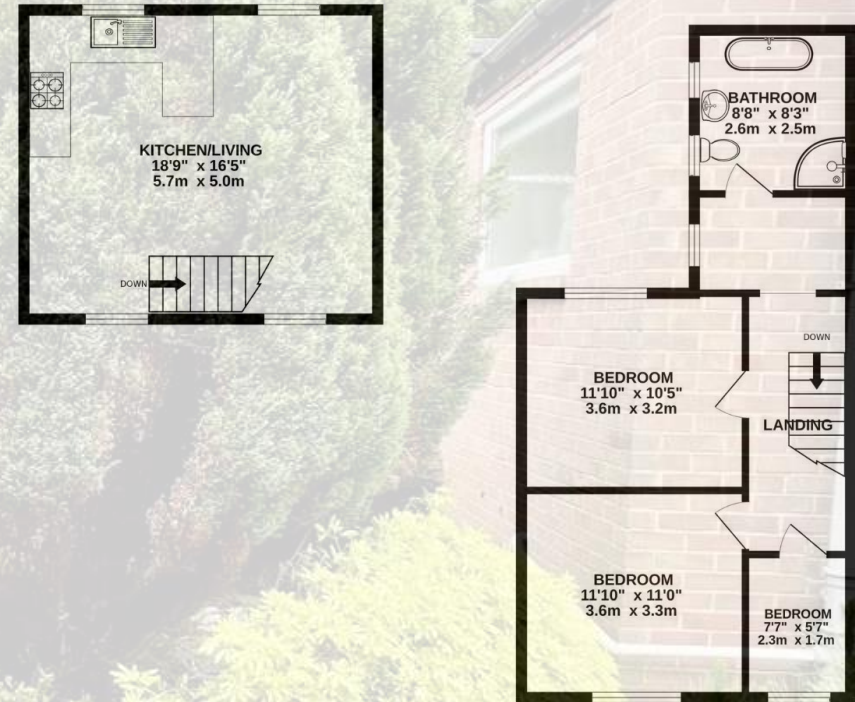
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1999 sq.ft. (185.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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