

**Southampton Road,**  
Ringwood, BH24 1JG



**MEYERS**  
MOVING BEYOND EXPECTATIONS



# Guide Price: £600,000

Built circa 1902 this wonderful semi-detached Edwardian residence has been thoughtfully and expertly renovated by the current owners. Comprising three double bedrooms, an en suite and a family bathroom on the first floor with a spacious open plan kitchen/dining/family room, utility/boot room, wc and a separate sitting room on the ground floor. A beautifully landscaped south facing rear garden with a purpose built home office/studio, oversized single garage, summer house and off road parking completes the property. This stunning home is also located within a short walk to Ringwood town centre and the highly desirable Ringwood schools.



- Built circa 1902 - Traditional Features Throughout
- Open Plan Kitchen/Dining/Family Room with Vaulted Ceiling
- Separate Double Aspect Sitting Room with High Ceilings
- Large Utility/Boot Room
- En Suite to Principle Bedroom
- Bespoke External Home Office and Summer House
- Landscaped Front and Rear South Facing Garden
- Oversized Single Garage and Off Road Parking
- Walking Distance to Ringwood Town Centre and Schools

## **Entrance Porch and Hallway**

An open porch with terracotta tiles provides a great space for shelter before entering the property. Entering the property via the composite front door a welcoming hallway provides access to all ground floor accommodation with the stairs rising to the first floor from here with under stairs storage. The flooring has been laid to Oak, which continues through to the kitchen/dining and family room.

## **Downstairs WC**

The downstairs wc is located to the left of the hallway and comprises a wall hung basin with traditional taps and a low level wc. Enclosed with partially tiled walls and tile effect flooring with a wall hung towel rail. An opaque opening window has an aspect to the side and

built in wall cupboards provide further storage and house the fuse board.

## **Sitting Room**

The double aspect formal sitting room is located to the front. A large picture window provides views over the front garden and the room benefits from high ceilings, traditional style covings, picture rails and a ceiling rose with an open cast iron fire place taking centre feature. This room provides a tranquil and calming feel with a neutral colour palette.

## **Family Room**

An internal door from the hallway opens into the family room which has been fitted with bespoke built-in cupboards and shelving in the alcoves with a centred log burner and tiled hearth. Picture rails continue to feature with the room then opening into the vaulted

kitchen/dining room.

## **Kitchen/Dining Room**

The kitchen/dining room has been re-fitted by the current owners with triple Velux roof lights recently fitted with LED lighting, creating a part vaulted ceiling to allow the south facing sun to fill the space with natural light. The shaker style kitchen has a range of base and wall units with large pan drawers, pull out larders and a corner carousel cupboard. The quartz granite work surface wraps around the kitchen units creating a breakfast bar effect and is fitted with an inset stainless steel basin and drainer, with mixer tap. Appliances include two low level Neff ovens with a five ring gas hob and chimney style extractor over, a built in Neff dishwasher and wine cooler. There is space for a freestanding American style fridge freezer. The dining area

has French doors which open out to the patio and features a tall column radiator and a built-in dressing unit/cabinet. There is ample space for 6 to 8 seater dining table and chairs.

## **Utility/Boot Room**

A partially glazed door leads into the spacious utility/boot room which has a personnel door leading out to the side patio which is a perfect area for outdoor dining. The utility has been fitted with a range of shaker style floor and wall units with a contrasting Oak work surface, an inset ceramic sink, drainer with a mixer tap. The traditional pattern tile effect flooring provides a 'pop' of colour and style. There is also space and plumbing for a freestanding washing machine and the boiler is housed behind a wall cupboard. This room also benefits from high ceilings which provides ample space for a pulley clothes airer and wall

hooks for coats.

## **First Floor Landing**

The first floor landing provides access to all three bedrooms and the family bathroom. A ceiling hatch with a pull down ladder accesses the loft which has power and lighting.

## **Bedroom 1 & En Suite**

The principle bedroom is located to the front of the property and enjoys a view over the front garden via the picture window. The current owners have re-designed the room to fit an en suite which comprises a walk in shower with a rainfall head and separate attachment, wall hung vanity unit and basin with a mixer tap, a low-level wc, towel rail and tile effect flooring. The bedroom has ample space for a king/super king bed and freestanding furniture and features a cast iron fireplace and picture rails.

## **Bedroom 2**

Bedroom two is located to the rear of the property and is another large double bedroom, again with a feature fireplace, this one with an oak mantle and surround with a built-in bookcase in the alcove space. The is ample space for a king size bed and freestanding furniture.

## **Bedroom 3**

Bedroom is also double in size and has a window to the side aspect and is fitted with a built in cupboard.

## **Family Bathroom**

The family bathroom is accessed via a partially glazed traditional style door on the landing and is fitted with a wall hung wc, vanity unit and basin with a mixer tap, a panelled bath with shower over, towel rail and wood effect flooring.

## **External Home Office**

The current owners built the garage and office to their specification – The office benefitting from double skin insulated walls and roof. The external office is located to the front of the garage and is accessed via a composite door. There is space for two desks if required, has ample sockets and ethernet connections, and is connected to the main network to the property. A window to the side provides a view over the garden.

## **Garage**

The garage is an oversize single with an up and over door with a personnel door to the side which provides access from the garden. A range of floor and wall units have been fitted to provide storage space/work bench with additional storage in the roof apex.

## **Summer House**

The summer house is located to the far end of the garden and benefits from power and lighting and has been fitted with light grey laminate flooring. Double opening doors with side windows provides plenty of light and lead out to a secondary patio area/court yard garden.

## **Landscaped Gardens**

The property is set back from Southampton Road which allows a great deal of privacy within the plot. The front is enclosed with a picket fence and hedge border with a pedestrian gate providing access down a gravelled pathway to the front porch. The front garden is mainly laid to lawn with established shrub/tree borders with an array of plants featuring in front of the sitting room window. A brick wall and wrought iron gate provides separation from the front and

rear gardens and a log store is located here.

The south facing rear garden has been thoughtfully landscaped creating different areas for outside dining and entertaining and also provides privacy and seclusion. The garden is enclosed with fencing to both sides and rear with a secure pedestrian gate leading out to the gravelled parking area in front of the garage. A patio area is directly off the rear of the house and is accessed from the kitchen dining room or the utility, ideal for BBQ's and alfresco dining. Railway sleepers have been fitted to create a raised bed and are planted with shrubs and trees. The main part of the garden features a circular lawn with an established acer centred and shingled paths surround. Side borders are also well stocked to create interest and a pergola provides access to the summer house and court yard patio. A discreet gate then

accesses an area which is hidden, perfect for a compost area or further storage.

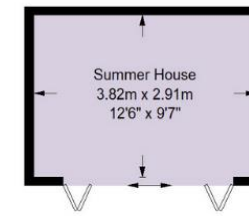
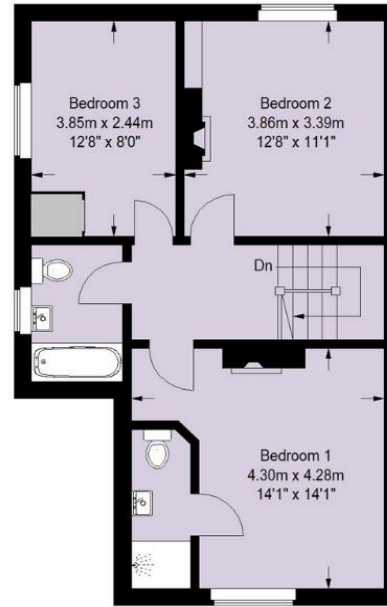
## **Location**

A well-positioned three bedroom semi-detached house located within easy walking distance of Ringwood town centre and the sought after schools. Ringwood itself offers a great range of educational, recreational and retail facilities within the area and offers easy access to commuter routes. There are mainline train stations and international airports at Bournemouth and Southampton and Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

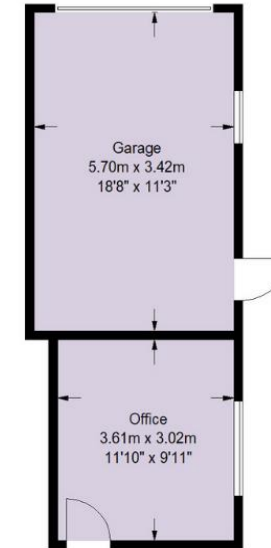
**Council Tax Band - D**  
**EPC - TBC**







(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

PARKING: 

**SOUTHAMPTON RD**  
**RINGWOOD**  
**BH24**



Copyright: Meyers Estates 2021

APPROXIMATE AREAS	
GROUND FLOOR AREA	800 SQ FT
FIRST FLOOR AREA	588 SQ FT
TOTAL FLOOR AREA	1836 SQ FT
COUNCIL TAX	D
EPC RATING	TBC
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

01425 561227  
 Ringwood@meyersstates.com  
 www.meyersstates.com

Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

