

**Forestlake Avenue,**  
Ringwood, BH24 1QU



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# Offers In Excess Of: £700,000

Conveniently located close to popular rural walks and trailways into the forest, Crow and around the picturesque Hightown Lakes this fantastic four bedroom family home is offered chain free. Tucked away in a quiet corner of Forestlake Avenue the house comprises of a large kitchen/breakfast room, sitting/dining room overlooking the private back garden, a utility space, a downstairs WC, ensuite shower room and off road parking as well as integral garage. Sitting on generous plot the property is within Ringwood School catchments, offers versatile accommodation and a viewing is highly recommended.

 2  4  3  Multiple + Garage

- Four Bedroom Detached Family House
- Large Kitchen/Breakfast/Family Room
- Double Garage with Utility Space
- Off Road Driveway Parking
- Chain Free
- Private Back Garden with Summerhouse
- En-suite Shower Room
- Close to Hightown Lakes & popular Rural Walks
- Downstairs WC



## **Entrance**

Approached via a private block paved section of cul-de-sac, the property benefits from a tarmac driveway leading to the double garage doors and front access as well as separate shingle area. A bright hallway provides access to all principal ground floor rooms and houses the carpeted staircase with under stair storage. The first door on the left provides access to the downstairs WC which features wood affect laminate flooring, UPVC double glazed opaque window, low level WC, wash hand basin with subway style splashback tiles, wall mounted vanity unit and a radiator.

## **Kitchen/Breakfast/Family Room**

Accessed via the hallway this large space profits from triple aspect windows to the front, back and side providing a significant amount of natural light. Complete with wood affect flooring this open room has ample space for a sofa and large breakfast table and chairs and comprises of a well-proportioned kitchen with side access to the garden. The kitchen features shaker style base and eye level units with contrasting worktops and downlighting, an integrated dishwasher and fridge freezer and space for a free standing oven. Also housing the boiler and enjoying views across the back garden.

## **Sitting/Dining Room**

Located to the back of the property the spacious sitting room enjoys views across the private garden via bi-folding doors and a separate window whilst benefiting from a gas fire place as a focal point. This large room comprises of carpeted flooring and features ample space for a dining table and chairs as well as sofa suites.

## **Utility Space**

Accessed via the main hallway is a utility space, which has been created by converting part of the double garage. Featuring base and eye level units with worktops and space and plumbing for a washing machine and tumble drier.

## **Landing**

The carpeted first floor landing provides access to all four bedrooms as well the loft via a hatch door and also houses the airing cupboard with tank and shelving for bed and linen.

## **Bedroom 1**

The largest of the bedrooms enjoys a large south facing UPVC double glazed window and a significant amount of built in wardrobes with floor to ceiling doors. Also benefiting from a modern en-suite shower room which comprises of fully tiled walls, walk in waterfall shower, low level WC and wash hand basin vanity unit, opaque window, wall hung mirror with lighting and a radiator.

## **Bedroom 2**

Enjoying elevated views across the private garden bedroom two is located to the back left of the property and also features large built in wardrobes.

## **Bedroom 3**

Currently utilised as a home office this double room includes carpeted flooring, wall mounted radiator and space for free standing furniture as required.

## **Bedroom 4**

Benefiting from elevated views of the back garden, the smallest of the four bedrooms would be an adequate single room for a child or guest.

**Patrick Hester**

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## Family Bathroom

The family bathroom comprises of contrasting floor and wall tiles, a panelled bath with main shower and curved glass shower screen, opaque window to the rear aspect, low level WC, wall hung washhand basin, vanity storage cupboard hidden behind a wall mounted mirror.

## Double Garage

Partially converted to accommodate the utility space the garage still features double up and over doors for front access whilst also benefiting from a side door to the garden. Complete with pitched roof, power and lighting.

## Garden & Summerhouse

Boasting an impressive patio area the private back garden has been carefully landscaped to include a large lawned area, mature flower beds and a shed. Accessed via the bi-fold doors in the sitting room the patio is home to a large metal frame pergola and extends down both sides of the property where private gates provide further direct access. Enclosed via board fencing the garden also enjoys a fantastic summer house and raised decking area which enjoys the sun for most of the day and provides further opportunity for a home office or private area suitable for relaxing or al-fresco dining.

## Location

Situated in a quiet spot this property's ideal location is perfectly located for dog walkers and hikers alike with nearby trailways leading onto the Forest and around the popular Hightown Lakes. Conveniently located within good school catchments the property is within walking distance to Ringwood Town centre.

A popular and bustling market town, Ringwood is located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst

offering residents the chance to live a short distance from the beautiful local beaches and is a 'stone's throw' from the family friendly New Forest National park.

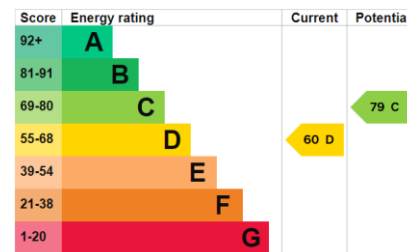
## Tenure

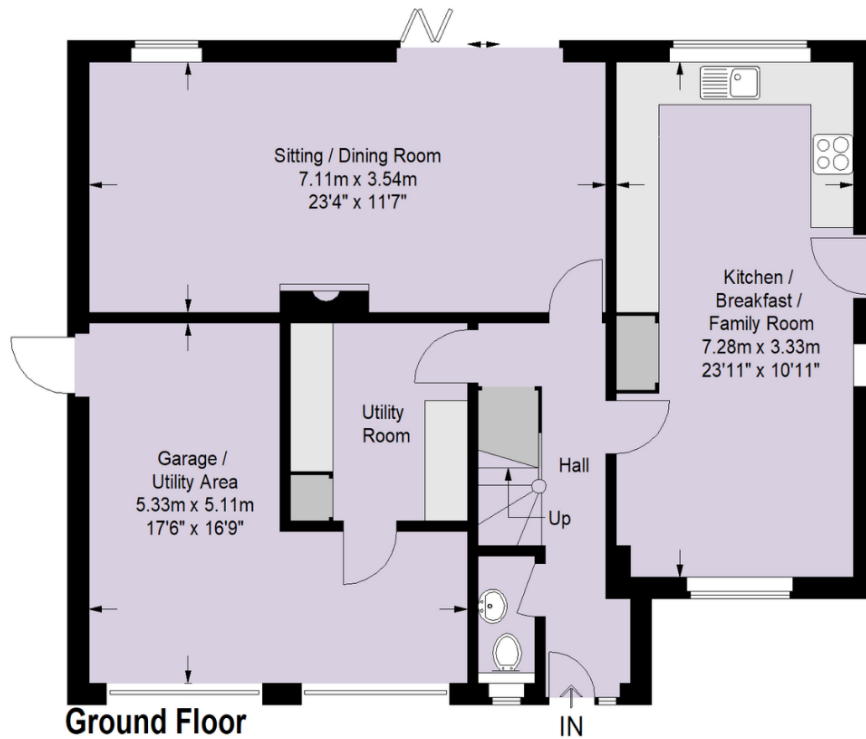
Freehold

## Council Tax Band

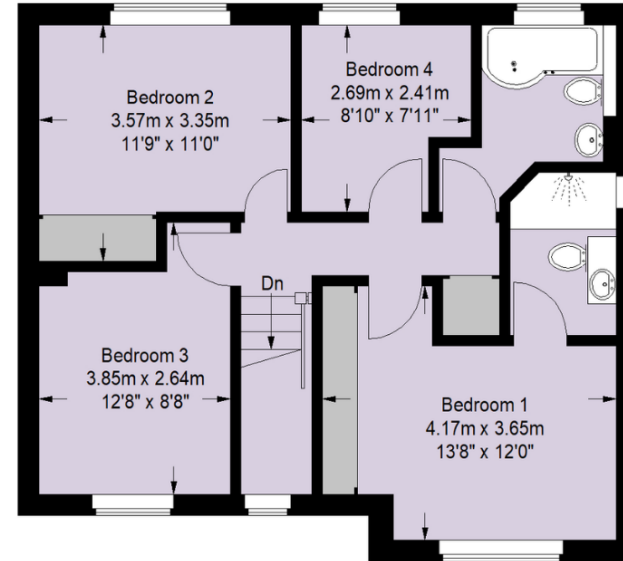
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## EPC Graph

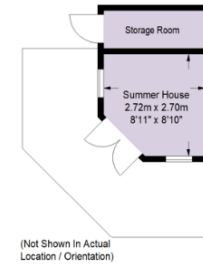




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

PARKING: 

FORESTLAKE AVENUE  
RINGWOOD  
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	983 SQ FT
FIRST FLOOR AREA	605 SQ FT
TOTAL FLOOR AREA	1588 SQ FT
COUNCIL TAX	F
EPC RATING	D
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.

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