

Top Lane,
Ringwood, Hampshire, BH24 1LF



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MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £650,000

A truly unique opportunity to acquire a single storey property within Ringwood Town Centre. This beautifully presented and renovated detached bungalow sits centrally on its plot, with a low maintenance wrap around landscaped garden and a separate workshop/utility/office, log store, single and a half garage and summerhouse. The current owners have thoughtfully and meticulously, created this wonderful home which offers bright and spacious living accommodation. The perfect property for someone who is looking to downsize to a bungalow, or move to be within moments from the sought after market town of Ringwood.

 2  2  2  Multiple Vehicles

- Beautifully Appointed Town Centre Bungalow.
- Refurbished Throughout CIRCA 2013/2015.
- Wrap Around Low Maintenance and Secluded Plot.
- Charnwood Log Burning Stove within the Sitting Room.
- High Specification Kitchen Dining Area.
- Exceptionally Large Primary Bedroom.
- Luxurious En Suite Shower Room.
- External Workshop / Utility / Office.
- Single and a Half Length Garage and Multiple Off Road Parking.

Entrance

A tarmacked pathway leads to the covered storm porch which has soffit and wall lighting and has been laid with a porcelain paving tile. An anthracite grey composite door then leads into the bright and airy entrance hallway, which has been laid with Oak effect, quick step, laminate flooring, which continues through all living accommodation and bedrooms. The entrance hallway has space for coats and a console side unit if required, a telephone point located here. The hallway provides access to the sitting room and kitchen, and continues to the front/side elevation where the bedrooms and bathrooms are located. A light tunnel provides additional natural light into this part of the hallway and the airing cupboard is located here and accessed via double Oak doors. The airing cupboard has shelving and a rail for hanging clothes, and houses

the pressured heating system and Monarch water softener. A loft hatch is also located within the hallway and has a sectional pull down ladder.

Kitchen/Breakfast/Dining Room

A partially glazed Oak internal door from the entrance hall provides access to the dual aspect kitchen/breakfast room and combined dining area. The spacious kitchen has been laid with Travertine style, (LVT) luxury vinyl tiles, and offers a comprehensive range of high gloss, floor and wall units with a contrasting granite effect worksurface and breakfast bar which seats four/five stools. The worksurface has been fitted with a Franke stainless steel sink unit and drainer with a mixer tap over, and a four ring induction hob with a stainless steel chimney style extractor hood above. Appliances include an

integral Bosch dishwasher, washing machine and fridge/freezer and ovens with a built in microwave and a coffee machine (unused) above. Further storage includes; large pan drawers and deep larder cupboards and to the far end of the kitchen is an area which has full height corner cupboards, one housing the boiler and provides space for the Hoover and the ironing board, the other benefitting from built in shelving and houses the fuse boards, both separated with an additional worktop space which provides an area for baking or prep work and features a worktop mounted pop up power socket. A personnel UPVC door leads outside to the side patio area which is an ideal space for morning breakfast.

The kitchen then opens into the dining area which has ample space for a six/eight seater dining table and chairs and enjoys views out to the rear garden and level decking area, via the UPVC French doors.

Sitting Room

The sitting room is also accessed from the hallway via a partially glazed internal Oak door or from an opening from the dining area, creating the perfect flow from the kitchen to the dining room and living space but also offering segregation. The sitting room itself enjoys an east and south facing dual aspect with views over the rear and side garden via the second set of UPVC French doors and a large picture window. The well-proportioned room has ample space for two sofa suites and freestanding furniture and features an 8.5 kilowatt, 'Charnwood' log burner, which is mounted on a Limestone hearth with a matching wall panel and provides the perfect focal point to the room. The sitting room also benefits from a wall mounted, hard wired, speaker system and wall mounted sockets for a TV.

Bedroom 1 and En Suite

The primary bedroom was formerly bedroom one and two, the current owners combined both bedrooms to create a spacious, double aspect, main bedroom. This could be separated back into two bedrooms if required. The room has ample space for a super king or queen size bed, bedside tables and free standing furniture and double USB sockets have been fitted to both sides. Two sets of built in wardrobes provide plenty of storage, one set has double Oak doors opening into an alcove space which is currently utilised as a study area, and benefits from an additional telephone point and houses the security system. The bank of fitted wardrobes have Oak and mirrored sliding doors and have been fitted with double rails for hanging space.

The luxurious ensuite shower room comprises tiled flooring and part tiled walls with a large 2m X 900 walk in shower and slim line shower tray, with a 10mm 'Kudos' glass screen, rainfall shower head with a separate attachment and wall mounted mixer valves, a wall hung ceramic Utopia basin with a mixer tap and soft close drawers below, slimline combination vanity storage units with a built-in low level WC and Bidet and full height towel rail an inset mirror is located behind the basin and features a fitted Roca light and an opaque opening window.

Bedroom 2

The guest bedroom is another spacious room with a south aspect and views to the front elevation. There is ample space for a king size bed, bed side tables and also benefits from built in wardrobes with shelving and rails.

Bathroom

The family bathroom has tiled floors and part tiled walls and features a walk in corner shower enclosure with mixer tap valves and overhead shower attachment, slimline combination vanity units with a built in WC and inset Utopia basin and mixer tap, wall hung towel rail and illuminated mirror. There is an Opaque, opening, window to the side.

Utility/Workshop

The detached workshop/utility room is located to the north elevation and side patio area. Built buy the current owners, this space is currently utilised as a secure lock up/storage space and utility room, which has space for a vented tumble dryer with a worksurface over and floor and wall mounted cupboards provide additional storage and there is space for an additional fridge/freezer if required. Also

featuring six, mid height, double sockets if someone wanted to build in a work bench or create an external office space with desk units. The building is fully insulated and has its own consumer box and features a hard wired heater, LED lights, a window to the side aspect, Velux roof light and a UPVC partially glazed door for access.

Garage

The detached garage is 25'4" x 9'3", single and a half in length, and features an electric roller door, power and lighting with a window to the side for natural light and is fitted with work benches and a UPVC door to the rear.

Externally

The bungalow is situated centrally within its corner plot and is accessed via double opening wrought iron gates which lead

onto the sweeping tarmacked driveway, featuring a contrasting block paved edging, gravelled and shrub borders which is enclosed with railings and low level walls with three, secure, pedestrian gates to access both side and rear gardens. The railings provide an open view from the front to the rear of the plot whilst ensuring security and privacy to the rear garden. A tarmacked pathway leads from the drive to the storm porch and front door and there is off road parking for multiple cars, plus the single and a half-length garage.

The wrap around landscaped plot enjoys a rear garden which is mainly laid to lawn with a level decking area directly off the rear of the property to provide the perfect space for alfresco dining, enclosed with fencing and brick walls with extensive, decorative and security exterior lighting. A

summer house is located to enjoy a south facing aspect and has power within. The side patio has been laid with Indian sandstone and features raised brick walls which have been planted with Palm's and established hedging and provides a perfect space for morning coffee/breakfast. The side patio then leads to the workshop, log store, and an access door to the rear of the garage and there is additional space behind the workshop and garage for storage of building materials/ladders etc. A wooden pedestrian gate provides access to Carvers park which could be ideal for those who have dogs for direct access to walks.



Additional Features

- Mains Drainage and Mains Gas.
- Renovated by the current owners between 2013/2014.
- Four camera CCTV system, viewable via an app on a tablet or smart phone.
- Pressurised heating system with Glow Worm boiler.
- Separate controls for the radiators – isolated towel rails for summer time usage LED lighting throughout internally and externally, which can be controlled from inside of the property.
- Three consumer units within the property to enable individual items to be isolated, including a dedicated box for the security system.
- External waterproof electrical sockets.
- The loft has a pull down ladder and is boarded throughout with built in shelving, lighting and electrical sockets, integrated smoke alarm.
- Power and cabling to the front gates if someone would like to electrify.
- Insulated floors and loft space.
- Extensive exterior lighting, decorative and security.

Location

Top Lane is situated just half a mile (approx. 5/10 minute walk) outside of the bustling market town of Ringwood. 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 local schools. Offering a great range of educational, recreational and retail facilities the area also profits from 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.

Viewing is highly recommended to appreciate the attention to details within this stunning town centre home

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TOP LANE
RINGWOOD
BH24

PARKING:
(MULTIPLE)



APPROXIMATE AREAS	
GROUND FLOOR AREA	1274 SQ FT
OUTBUILDINGS	465 SQ FT
TOTAL FLOOR AREA	1739 SQ FT
COUNCIL TAX	E
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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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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