

**Rowan Gardens,**  
Ringwood, BH24 3FL





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MOVING BEYOND EXPECTATIONS



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# Guide Price: £600,000

Located on the popular Beaumont Park development in Ringwood is this immaculately presented four bedroom detached family home. Offering modern and spacious accommodation with a bright and airy hallway and galleried landing and featuring a large open plan kitchen/dining room, which enjoys a south-west aspect and access to the landscaped rear garden via bi-folding doors. The house also comprises of a downstairs WC, en suite shower room, garage and off road parking and benefits from the remaining 4 years of NHBC warranty. Conveniently situated close to Hightown Lakes and forest walks off the doorstep, a fantastic family home.

 2  4  3  3 Vehicles

- Four Double Bedroom Detached House
- Built in 2018 - Approx 4 Years NHBC Remaining
- Upgraded Specification from New
- Kitchen / Dining Room with Bi-Folding Doors
- Fitted Plantation Shutters
- En Suite to Primary Bedroom / Ground Floor WC / Family Bathroom
- South-West Facing Landscaped Rear Garden
- Off Road Parking / Garage / EV Charging Point
- Short walk to Hightown Lakes and Forest Walks

## **Entrance Hallway**

Entering the property via the covered storm porch and UPVC front door, you are greeted with a bright and spacious hallway which has been laid with Karndean flooring and provides access to all ground floor accommodation. There is space within the entrance hall for a console unit and an area for coats/shoes if required. Two understairs cupboards provide additional storage space, one housing the fuse board and has power and lighting within. The stairs, with an Oak hand rail and newel caps, rise to the first flooring landing.

## **Ground Floor WC**

The spacious ground floor WC is located off the hallway and features a continuation of the Karndean flooring. There is ample space for further storage for coats, and comprises a low-level

WC, wash basin and pedestal with a mixer tap and tiled splashback over and a wall mounted towel rail.

## **Sitting Room**

Double opening doors from the hallway lead into the bright and airy sitting room which is located to the front aspect and features a bay window which is fitted with plantation shutters. The cosy, yet spacious room, also features a centralised inset fireplace with a mantle over and slate hearth, (electric fire not included) and there are provisions for a wall mounted TV. There is ample space for two sofa suites and freestanding furniture.

## **Kitchen / Dining Room**

An internal door from the hallway opens into the open plan kitchen/dining room which has been laid with a Karndean tile.

There is ample room within the dining space for a six seater table and chairs and features a picture window and bi-folding doors which provide plenty of natural sun light and lead directly out to the patio area and south-west facing rear garden. The comprehensive kitchen has a range of shaker style floor and wall cupboards with a contrasting work surface which has been fitted with a ceramic sink and a half, with drainer and a mixer hose tap, Bosch four ring gas hob with a built in Neff oven and grill and a stainless steel chimney style extractor hood over, enclosed with metro brick tiled splashbacks. Appliances within the kitchen include an integral fridge/freezer, slimline dishwasher and washing machine and the Worcester boiler is housed behind a corner wall cupboard.

## **First Floor Landing**

Stairs rise to the galleried landing

which provides access to all four bedrooms and the family bathroom, a ceiling hatch provides access to the loft space.

## **Bedroom 1 & En Suite**

The primary bedroom has an aspect to the front and features a picture window and plantation shutters and there is ample space for a king size bed and freestanding furniture. The en suite shower room has been laid with Karndean tiled flooring and comprises a wash hand basin and pedestal with a mixer tap and fitted mirror over, low level WC, wall mounted towel rail and a walk in shower with a bi-fold shower door, wall mounted mixer valves and shower attachment over and is enclosed with tiled walls.

## **Bedroom 2**

Bedroom two enjoys an aspect over the rear garden and is also double

in size and benefits from plantation shutters. There is space for a king size bed and freestanding furniture.

### **Bedroom 3**

Another generous size double bedroom with a rear aspect, plantation shutters on the windows and ample space for a king size bed and freestanding furniture.

### **Bedroom 4**

Bedroom four is located to the front aspect, complete with shutters to ensure a continuation throughout. This room is currently utilised as a dressing room but could accommodate a double bed and freestanding furniture if required. A fitted cupboard houses the water tank and has built in shelving for linen.

### **Family Bathroom**

The family bathroom serves bedroom two, three and four and is enclosed with tiled walls and Karndean flooring. Comprising a low-level WC, wash and basin with a mixer tap, inset mirror over and shaving point connection, a panelled bath and shower screen with mixer valves and a shower attachment over and a wall mounted towel rail.

### **Garage**

The spacious garage has an up and over garage door with a pedestrian UPVC door to access the rear garden. A worktop has been installed and provides additional space for a tumble dryer and an undercounter fridge/freezer. There is space for a vehicle and storage space in the apex.

### **Externally**

The block paved drive provides

off road parking for two vehicles with the use of the garage for parking if required. The owners have fitted an EV charging point and have landscaped the front garden for easy maintenance, which is now laid to lawn with a decorative stone border, pathway leading to the storm porch and shrub border to the boundaries.

The landscaped south-west facing rear garden is a real sun trap and enjoys a large Sandstone patio, which is directly off the rear of the property and kitchen, ideal for alfresco dining and outdoor entertaining. The garden is mainly laid to lawn with raised Oak borders and a gravelled area for additional seating or a garden shed. The generous size garden is enclosed with fencing and brick walls and benefits from gated side access.

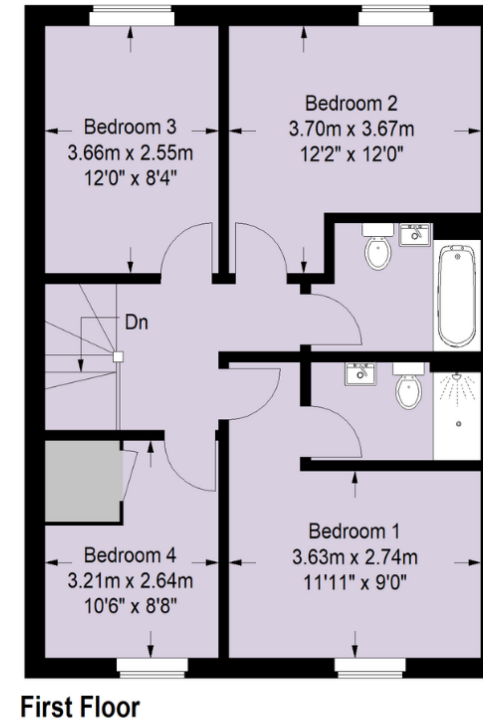
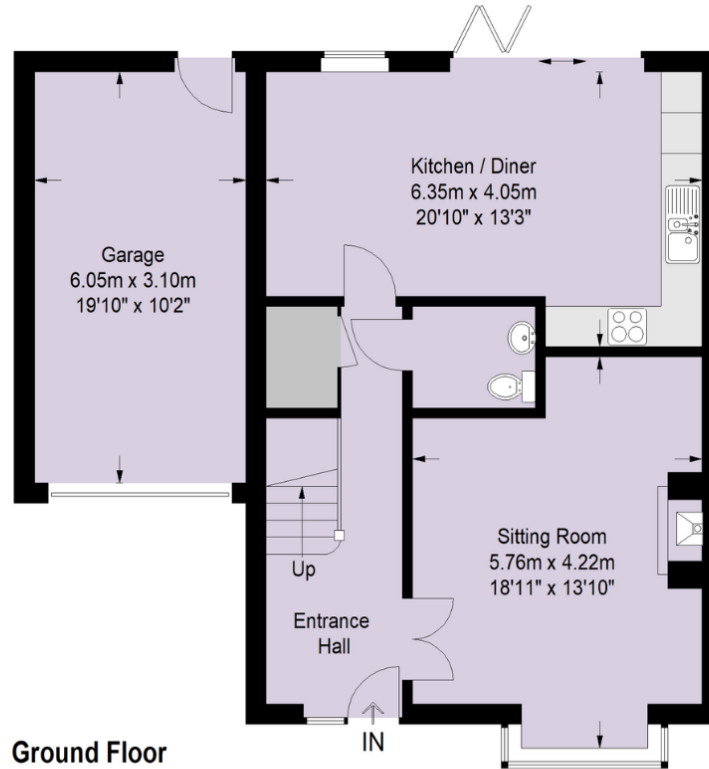
### **Location**

Located on the popular Beaumont

park Development, Rowan Gardens has easy access to rural forest walks as well as the developments communal play parks and is within the highly regarded Ringwood School catchment. Beaumont park sits within walking distance of the Castleman trailway and a popular local country pub and Hightown Lakes. Just a short walk along the Trailway takes you to the bustling high street of Ringwood and all of its boutique shops, restaurants and coffee shops. Considered by many to be the heart of the New Forest National Park, Ringwood's popularity continuously seems to grow. Situated on the western edge of the New Forest, 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 Bournemouth beach and Jurassic coastline.







**ROWAN GARDENS**  
**RINGWOOD**  
**BH24**



APPROXIMATE AREAS	
GROUND FLOOR AREA	663 SQ FT
FIRST FLOOR AREA	640 SQ FT
TOTAL FLOOR AREA	1506 SQ FT
COUNCIL TAX	E
EPC RATING	B
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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