

Greenfinch Walk,
Hightown, Ringwood, BH24 3RJ



MEYERS
Estate Agents



Guide Price: £550,000

This beautifully presented four bedroom detached family home has been occupied by the current owners for almost 30 years. The property is situated in a quiet cul-de-sac location and is within a short walk of Hightown Lakes, a local pub and within catchment of the highly regarded Ringwood schools. Comprising a dual aspect kitchen/dining room, separate sitting room, ground floor cloakroom, en suite and family bathroom, an integral garage and off road parking for multiple cars and with an established rear garden and low maintenance block paved drive for multiple vehicles. Offered with no onward chain.

 2  4  2  3/4 Vehicles

- Four Double Bedroom Detached House
- Quiet Cul De Sac Location
- Dual Aspect Kitchen / Dining Room
- Separate Sitting Room with French Doors to Rear Garden
- Worcester Boiler and Pressurised Heating System - Fitted 2022
- En Suite Shower Room / Family Bathroom / Ground Floor Cloakroom
- Integral Garage with Electric Roller Door and EV Charge Point
- Short walk to Hightown Lakes and Forest Walks
- No Onward Chain

Entrance Hallway

Entering the property via the covered storm porch and UPVC front door the hallway provides access to all ground floor accommodation and has been laid to an engineered vinyl floor, which also leads into the sitting room. A store cupboard under the stairs provides space for coats and shoes and the owners have created a secondary doorway which provides access to the integral garage. The stairs rise from the hallway to the first floor landing.

Ground Floor Cloakroom

Accessed from the hallway, the ground floor cloakroom has an opaque, opening window, to the front aspect and is fitted with a low level WC and a wall mounted wash hand basin with a mixer tap with tiled splash backs. The flooring continues from the

hallway into the cloakroom.

Kitchen / Dining Room

A partially glazed internal door from the hallway leads into the spacious, dual aspect, kitchen/dining room which has a view over the front and rear gardens. The kitchen/dining room has been laid to a wood effect laminate flooring and there is space in the dining area for a six seater table and chairs and free standing furniture. The shaker style kitchen offers a range of floor and wall units with a contrasting Oak worksurface which has been fitted with a stainless steel sink unit and a half with drainer and a mixer hose tap, enclosed with tiled splashbacks. There are soft close pan drawers, cutlery drawer, rotating corner carousel unit, pullout larder style cupboard and storage surrounding the space for an American style fridge freezer.

Appliances include a five ring Belling cooker with a matching chimney style extractor hood over, a built-in slimline dishwasher with space and plumbing for a washing machine. The Worcester boiler was fitted in 2022 and is housed behind a wall cupboard and a UPVC stable door provides access to the side.

Sitting Room

Another part glazed internal door leads into the separate sitting room which is located to the rear of the property and has an aspect over the wonderful rear garden via the UPVC French doors which provide access to the patio area. The sitting room is a generous size and has ample space for sofa suites and freestanding furniture.

First Floor Landing

The first floor landing provides access to all four bedrooms, the family bathroom and a ceiling

hatch provides access to the partially boarded loft.

Bedroom 1 & En Suite

The spacious primary bedroom is located to the front aspect and has ample space for king or queen size bed and freestanding furniture, further benefitting from a bank of fitted wardrobes with built in shelving and rails. The part tiled en suite shower room comprises a walk in corner shower enclosure with mixer valves and an overhead shower attachment, wash hand basin and pedestal with a mixer tap, low level WC, anthracite grey wall mounted towel rail and an opaque opening window to the side aspect.

Bedroom 2

Bedroom two is located to the rear aspect with a view over the garden and benefits from fitted wardrobes and drawers, again benefitting

from ample space for a double or king-size bed.

Bedroom 3

Another double bedroom with an aspect to the front and benefitting from a fitted wardrobe and built in desk, ideal for a homework space or craft area.

Bedroom 4

Located to the rear of the property with an aspect over the garden, bedroom four is currently used as an office space and features a fitted desk with overhead shelving and storage or could be a fourth single bedroom.

Family Bathroom

The family bathroom comprises a low-level WC, wash hand basin and pedestal with traditional style

taps, panel bath with mixer taps and separate shower attachment which is enclosed with tiled walls, anthracite grey towel rail and an airing cupboard houses the pressurised water tank and has shelving for linen.

Integral Garage

The integral single garage is accessed via an electric roller door to the front or under the stairs via a fire safety door. The garage can be utilised as a utility space/storage space and currently houses the tumble dryer and an additional fridge/freezer.

Externally

The front of the property is low maintenance with a block paved driveway for multiple vehicles and is enclosed with fenced boundaries, shrub borders and gated access to both sides of the property. An EV charging point is located to the side of the garage and a Liquidambar

'Parasol' tree provides a wonderful outlook from the kitchen/dining room.

The established rear garden has been thoughtfully landscaped and features a miniature eucalyptus, bay tree and twisted Hazel. A patio area is located directly off the rear of the property which provides paved access to both sides with secure gates. The garden is enclosed with close panelled fencing and concrete posts and kick boards, with shrub and tree borders. The main part of the garden is laid to lawn with a raised decked terrace area which is the perfect area for outdoor dining and catching the afternoon sun. A garden shed is located here and a greenhouse to the side of the property.

Location

Located in the popular semi-rural area on the edge of Hightown and

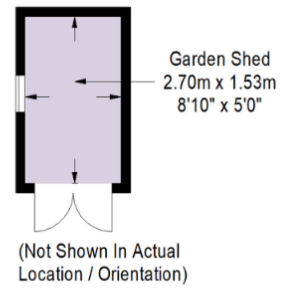
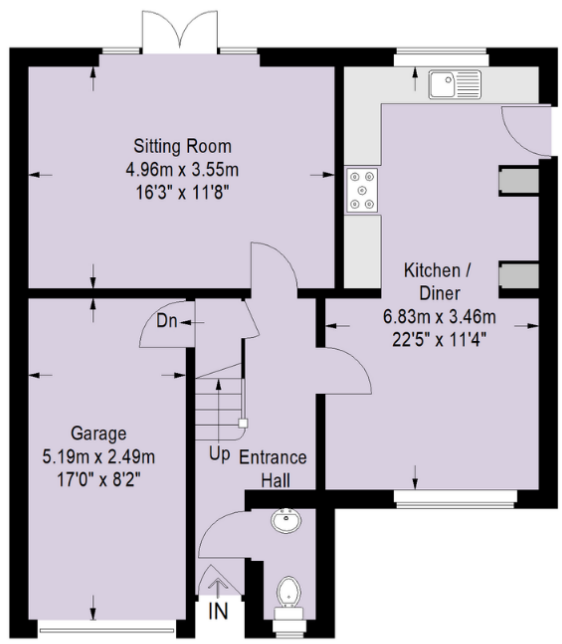
within walking distance to Hightown Lakes, the Castleman railway and a popular country pub. The property is extremely well positioned in a convenient location just a short distance from the popular and bustling market town of Ringwood and within the highly regarded Ringwood school catchments. Located 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 with the wonderful open New Forest being on your doorstep.

EPC C
COUNCIL TAX E

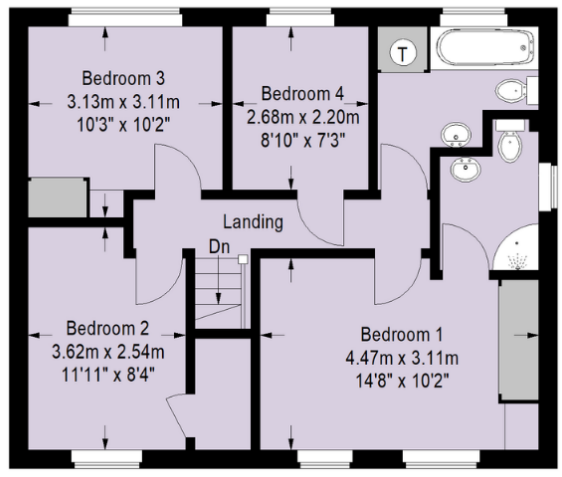




GROUND FLOOR



FIRST FLOOR



GREENFINCH WALK
RINGWOOD
BH24



| APPROXIMATE AREAS | |
|---------------------------|------------|
| GROUND FLOOR AREA | 716 SQ FT |
| FIRST FLOOR AREA | 608 SQ FT |
| TOTAL FLOOR AREA | 1369 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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