

Addison Square,
Ringwood, BH24 1NY



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MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £425,000

A beautifully presented and modernised three double bedroom 1920's character home which offers spacious living accommodation and featuring a recently fitted kitchen with a central island and sitting room with a log burning stove. Situated in a quiet location with a 90ft (approx) west facing landscaped rear garden and within close proximity to Ringwood schools and town centre. Viewing is highly recommended to appreciate this wonderful home.

 1  3  2  On Road Parking

- CIRCA 1920's Character House
- Three Double Bedrooms
- Sitting/Dining Room with a Log Burning Stove
- Kitchen fitted circa 2020 - Shaker Style with Central Island
- Utility Area and Ground floor Cloakroom
- Combination Boiler
- Landscaped West Facing Garden - Approx 90ft in Length
- Ringwood School Catchments
- Short Walk to Ringwood Town Centre

Entrance Porch

Entering the property via a Douglas Fir storm porch and Oak front door which provides access to an entrance lobby which has space for coats and shoe storage, an original Victorian door then leads into the sitting/dining room. There is space on entry to the room for a side console unit or dressing unit, if required.

Sitting/Dining Room

The combined sitting and dining room is bright and airy, benefitting from a large picture window to the front aspect and has been laid with wood effect laminate flooring. The sitting room features a wood burning stove on a slate hearth with a feature alcove space to

one side for decorative log storage and provisions to the other side for a wall mounted T.V. The dining area has space for a table and chairs and an understairs cupboard provides additional storage. A part glazed Victorian door then leads into the kitchen.

Kitchen/Breakfast Room

The shaker style kitchen was fitted circa 2020 and comprises a range of floor and wall mounted units with a contrasting worksurface with a ceramic sink and a half with drainer and mixer tap over, enclosed with white metro brick wall tiles. A centralised island/breakfast bar provides the perfect space for entertaining and there is space around the Island for up to six stools with additional storage to include

pull out pan drawers. Appliances within the kitchen include an integral Zanussi dishwasher and a wine cooler. There is space for a Range master oven (available subject to negotiation) with a fitted stainless steel chimney style extractor over. There is space for a freestanding fridge/freezer. A personnel door from the kitchen lead directly out to the rear garden and patio area and the flooring has been laid with a slate tile which continues into the utility and ground floor WC.

Utility and Ground Floor Cloakroom

An opening from the kitchen leads into the utility area which has space and plumbing for a washing machine and there is shelving with an

alcove for additional storage/pantry area. A door leads into the ground floor cloakroom which has a low level WC, wash hand basin with a mixer tap and vanity storage unit below.

First Floor Landing

The stairs rise to the first floor galleried landing from the kitchen and provides access to all three bedrooms, bathroom and a ceiling hatch provides access to the loft - which has potential for conversion (subject to building regulations and necessary planning permission). The spacious landing offers an ideal area for an office space if someone works from home, or has scope to create an en suite shower room to the primary bedroom.

Bedroom 1

The spacious primary bedroom is located to the rear of the property and enjoys a delightful view over the rear garden and beyond. The room itself has ample space for a king or queen size bed and freestanding furniture.

Bedroom 2

Located to the front aspect, another spacious double bedroom which benefits from a built in wardrobe.

Bedroom 3

Also located to the front aspect, the smallest of the three bedroom but again being double in size and benefitting from a built in wardrobe.



Family Bathroom

The modern family bathroom has tiled floor and part tiled walls and comprises a double ended panelled bath with centralised mixer taps, a wash hand basin with pedestal and mixer taps, low-level WC, corner shower cubicle with mixer tap valves and a hand held attachment with a rainfall showerhead over and a towel rail. An internal door provides access to the airing cupboard which houses the combination boiler and has shelving for linen.

Externally

The front of the property has been landscaped for low maintenance with decorative Cotswold stone and a path leads to the porch and front door. The owners park two vehicles, off road, at the front of the property.

The 90 ft (approx.) west facing landscaped rear garden has been split into three terraces with a patio area directly off the rear of the property and kitchen, perfect for alfresco dining and entertaining. Oak sleepers then step up to a lawned area with a third terrace at the end of the garden which has been decked to provide an additional seating area and to enjoy the late afternoon and evening sunshine. A shed is located here for storage and the garden is enclosed with fencing and oak sleeper boarders, a side gate provides access to the front of the property.

Location

A well-positioned three double bedroom house situated in a quiet location and within easy walking distance to town centre and the sought after

local schools. Ringwood itself offers a great range of educational, recreational and retail facilities with the area offering 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.

Tenure:

Freehold

Council Tax Band:

C

EPC:

D





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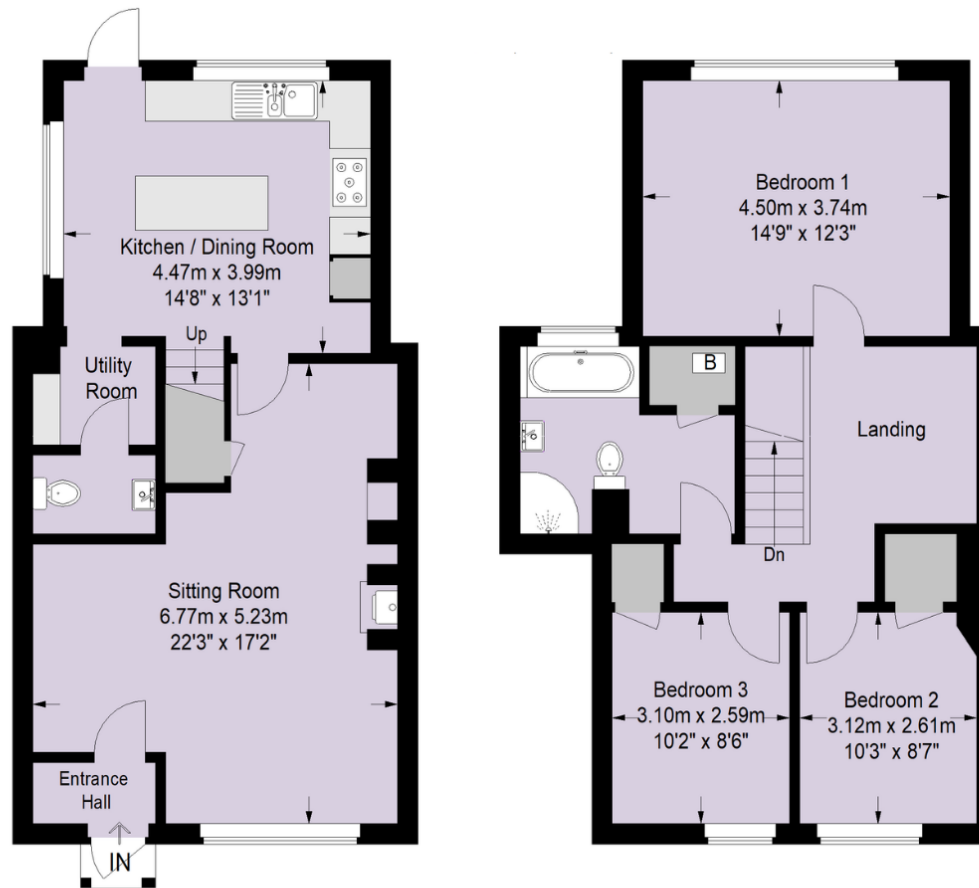
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ADDISON SQUARE
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	594 SQ FT
FIRST FLOOR AREA	632 SQ FT
TOTAL FLOOR AREA	1226 SQ FT
COUNCIL TAX	C
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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