

Northfield Road,
Ringwood, Hampshire, BH24 1SS





Guide Price: £775,000

Perfectly positioned in one of Poulner's most desirable roads, close local amenities, Northfield Lakes and within the Poulner and Ringwood school catchment. This character family home has been extensively refurbished and extended and has further scope to create a fourth bedroom if required (planning approved). Set within an established plot approaching 0.25 acre with an external studio, garage and an outdoor entertaining area and accommodation offering an impressive open plan kitchen/dining/living space with bi-folding doors out to the rear garden, and also benefitting from a separate sitting room. Viewing is essential to fully appreciate this wonderful home, plot and location.

 2  3  2  Multiple Vehicles

- Three Double Bedroom 1930's Family Home
- Extended and Refurbished in 2020
- Re-Wired and Re-Plumbed in 2020 with New Central Heating System
- Planning Approved to create a Fourth Bedroom
- Plot Approaching 0.25 Acre
- Open Plan Kitchen/Dining/Family Room
- External Office/Cabin
- Garage and Off Road Parking for Multiple Cars/Vehicles
- Poulner and Ringwood School Catchment

Entrance Hallway

Entering the property via a composite door you are greeted with a bright and spacious entrance hallway which has been laid with engineered Oak flooring, continuing into the kitchen/dining/family room. There is space within the hallway for a console unit and bespoke understairs pull out drawers provides the perfect hidden storage for shoes and an additional store cupboard houses the Glow Worm combination boiler and the stairs rise to the first floor galleried landing.

Sitting Room

The separate sitting room is located to the front aspect and features a beautiful bay window and a centralised log burner on a slate, tiled, hearth. There is built

in shelving/bookcases to one side, with space for a TV to the other. The sitting room has ample space for two sofa suites and freestanding furniture.

Kitchen/dining/Family Room

The kitchen/dining/family room is the hub of the home and can be accessed via partially glazed double doors from the hallway to the separate snug area, or a single door from the hallway to the dining area. Entering via the double doors you are greeted with snug/family area which features a bay window and an aspect to the front, there is space for a sofa, chairs and furniture. Opening into the comprehensive shaker style kitchen which offers a range of floor and wall mounted units with a quartz stone worktop and upstands with an inset ceramic and a half basin and mixer tap.

There is space for a Range style five ring oven and features a stainless steel splashback and chimney extractor hood over and there is space for a freestanding fridge/freezer and dishwasher. The kitchen also features pull out bin storage, deep pan drawers, cutlery drawer and a large central island provides additional storage and worktop space and a breakfast bar. The dining area has ample room for a six to eight seater table and chairs and space for a dressing unit if required and a sliding door provides access to shelved pantry. Bi-folding doors open out to the patio area which is perfect for alfresco dining.

Utility Room

An internal door from the dining area leads into the utility/boot room which is finished with tiled flooring and is fitted with further

storage units with a worktop over and offers space and plumbing for a washing machine and tumble dryer. A handy alcove space provides an area for a bench seat, coats and shoes with a personnel door leading to the side aspect and front and rear garden.

Ground Floor Cloakroom

The ground floor cloakroom has been laid with a patterned tiled flooring and benefits from two opaque opening windows to the side aspect. Comprising a low-level WC, countertop mounted ceramic basin with traditional mixer taps and a bespoke vanity unit below.

First Floor Landing

The first floor galleried landing is bright and airy with plenty of natural light from the side aspect

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and arched picture window. The landing provides access to all three bedrooms and the family bathroom and a ceiling hatch with built-in ladder provides access to the loft space, which is partially boarded.

Bedroom 1

The spacious primary bedroom enjoys an aspect to the front via a large picture window. There is ample space for a king or queen size bed and freestanding furniture in the alcoves.

Bedroom 2

A dual aspect room which is also generous in size with a views to the front and over the rear garden. There ample space for a king size bed and freestanding furniture.

Bedroom 3

The third double bedroom with an aspect over the rear garden and

benefiting from an alcove space which has been fitted with rails and shelving for storage.

Family Bathroom

The tiled family bathroom comprises a low-level WC, wash hand basin with a mixer tap and vanity storage unit below with a tiled splashback, shaker style panelled bath with mixer taps, rainfall shower over with separate hand held attachment, full height heated towel rail and an alcove space with shelving for linen and storage.

External Office/Studio

The insulated outside cabin/studio provides a great work from home space as it benefits from power and lighting with an Ethernet connection. Alternatively could be used as a games or garden room.

Garage/Covered Area

Accessed from the side, the single

garage has an up and over door and power and lighting within. To the side is a useful covered patio which is great for outdoor entertaining or BBQ area.

Externally

The property is accessed via an extensive gravelled driveway which has off road parking for multiple cars and is enclosed with established hedge and fenced boundaries.

The rear garden is one of the properties best features with the full plot approaching 0.25 of an acre. The garden is mainly laid to lawn with shrub and tree borders, enclosed with fencing and a wild garden to the far end. Directly off the rear of the property is patio area which allows the kitchen/dining space to flow perfectly outside and a shed provides storage for gardening equipment. To the side of the property, in front of the garage, there is space for additional parking if required - ideal space for a

motorhome or small boat and a pedestrian gate provides access to the pathway which leads to Poulner Park (open space) and the Northfield Lakes are within a ten minute walk.

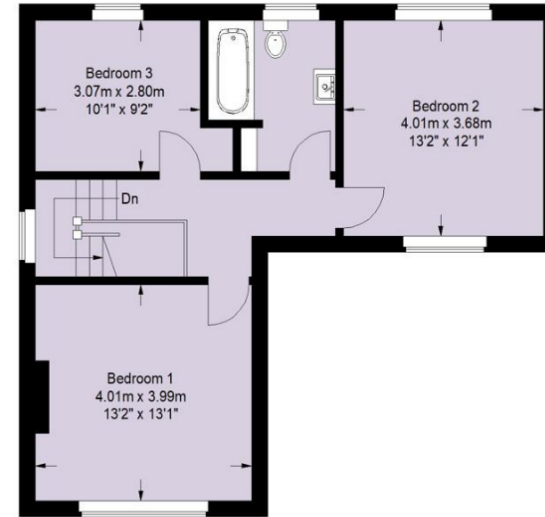
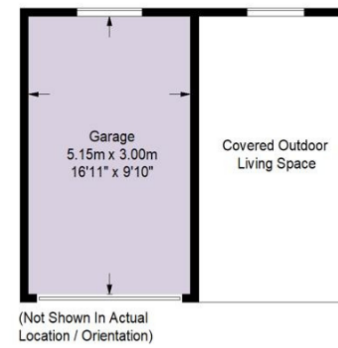
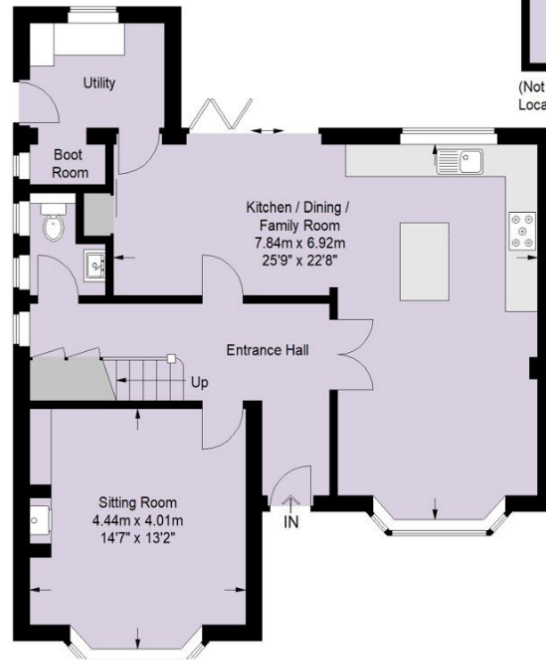
Location

Northfield Road is situated approx 1.4 miles (approx.15/20 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.





GROUND FLOOR



FIRST FLOOR

NORTHFIELD ROAD
RINGWOOD
BH24

PARKING:
(MULTIPLE)



APPROXIMATE AREAS	
GROUND FLOOR AREA	850 SQ FT
FIRST FLOOR	616 SQ FT
TOTAL FLOOR AREA	1758 SQ FT
COUNCIL TAX	E
EPC RATING	D
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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