

The Mount,
Ringwood, BH24 1XZ





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MOVING BEYOND EXPECTATIONS



Guide Price: £350,000

This well presented three bedroom link detached home is situated in an elevated location within The Mount and features bright and airy living accommodation with a sitting/dining room and separate kitchen on the ground floor and three bedrooms and a bathroom on the first with a low maintenance south facing garden. This property could make an ideal first time purchase or perhaps a young family moving in to the area to benefit from the highly regarded schools and to enjoy the open New Forest, and rural walks moments off the doorstep.

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- Three Bedroom Link Detached Family Home
- Stripped Wooden Floor Boards
- Striped, Sanded and Coated Wooden Floor Boards
- Dual Aspect Sitting / Dining Room
- Worcester Combination Boiler
- Low Maintenance South Facing Garden
- Poulner Junior and Infant School Catchment
- Narrow Lane Bridle Path and Open Forest Moments off the Doorstep

Entrance Hallway

A covered storm porch and UPVC front door provides access to the welcoming entrance hallway which has space for coats and a side unit if required and has a vertical wall mounted column style radiator. Partially glazed double doors lead into the sitting/dining room and the stairs rise to the first floor landing from here.

Sitting Room/Dining Room

The bright and airy sitting/dining room is dual aspect with stripped wood floor boards to provide character to the room with views to the front elevation via a picture window and a large floor to ceiling window over the rear garden. There

is ample space for a sofa suite with the dining area having space for a four/six seater table and chairs. A cupboard under the stairs provides storage.

Kitchen

The separate kitchen is located to the rear of the property and is accessed via a door way from the dining area. The kitchen comprises a range of white floor and wall units with a contrasting laminate work surface with a stainless steel sink and drainer with a mixer tap over and metro brick wall tiles. Appliances include a four ring gas hob with a stainless steel chimney style extractor over and an under counter oven. There is space and plumbing for a free standing washing machine, tumble dryer and an under counter fridge/freezer. A UPVC

personnel door provides access to the garden and patio area from here.

First Floor Landing

Stairs from the hallway rise to the first floor landing which provides access to all three bedrooms, the bathroom and airing cupboard which has built in shelving for linen and has been fitted with a radiator. A ceiling hatch provides access to the loft.

Bedroom 1

The primary bedroom is located to the front of the property and has plenty of light from a large window. There is space for a king size bed, freestanding furniture and a bank of wardrobes.

Bedroom 2

Bedroom two is also double in

size and has an aspect over the rear garden. There is also ample space for double/king size bed and freestanding furniture.

Bedroom 3

Bedroom three is located to the front elevation and is a single bedroom.

Family Bathroom

The family bathroom serves all three bedrooms and comprises a panelled bath with mixer taps and shower attachment over and is enclosed with tiled walls, a low level WC, wash hand basin and pedestal with traditional taps and a wall mounted towel rail.

Garage

The single garage is accessed from the front via an up and

over door or a personnel door from the rear. The garage provides space for additional storage and houses the Worcester Bosch combination boiler. A small wash hand basin with taps is plumbed in and the garage has power and lighting.

Externally

The front of the property is laid to a part tarmac and gravel drive way which provides off road parking for two vehicles and is enclosed with a block to one side and fencing to the other.

The south facing rear garden is low maintenance and is mainly to patio and Astro turf lawn with a raised terrace area to the side of the garage, ideal for outdoor dining. The garden is well enclosed with fencing.

Location

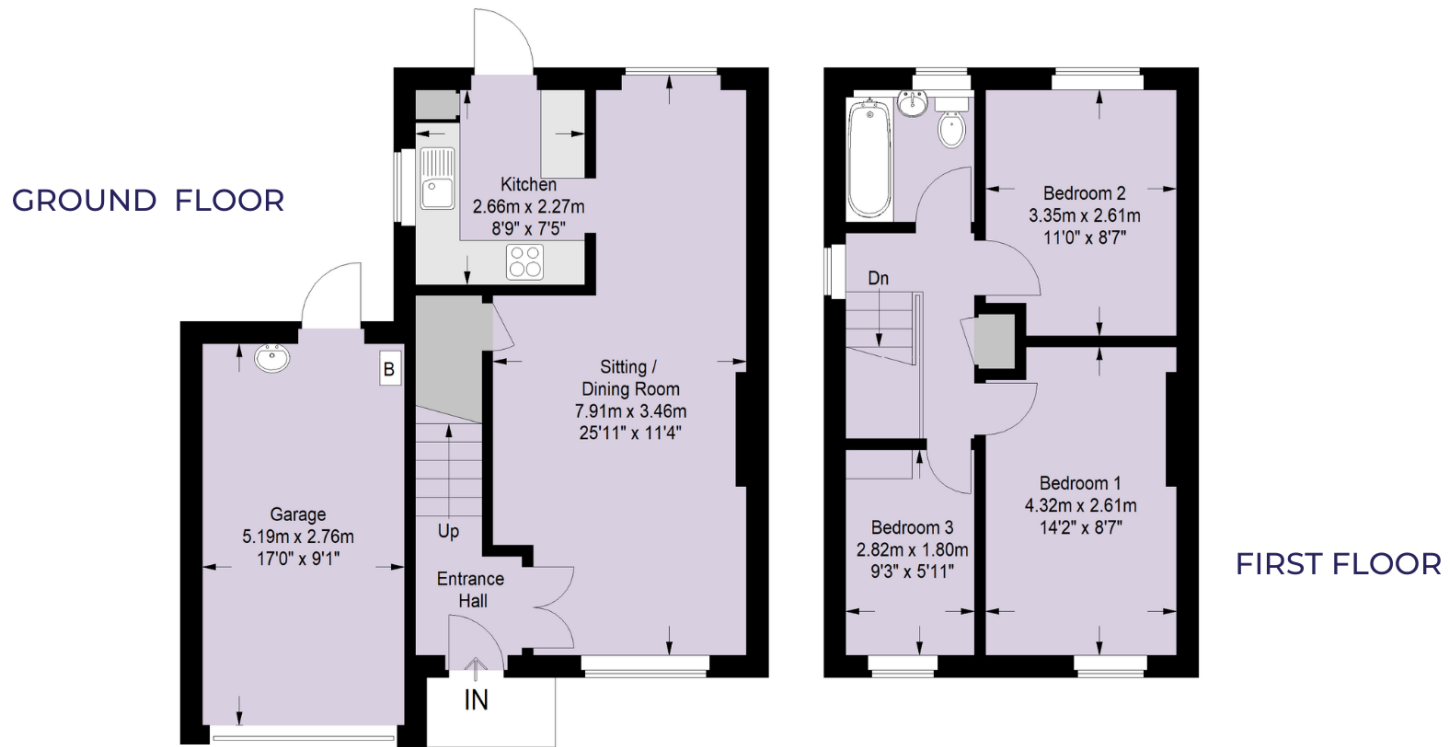
The Mount is great family location in the Poulner district of the town, which is within 2 miles of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local primary and junior school in North Poulner Road. Ringwood is a beautiful bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. 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 and coastline.

TENURE – FREEHOLD
COUNCIL TAX BAND – D
EPC - TBC

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PARKING: 

THE MOUNT
RINGWOOD
BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	380 SQ FT
FIRST FLOOR AREA	372 SQ FT
TOTAL FLOOR AREA	908 SQ FT
COUNCIL TAX	D
EPC RATING	TBC
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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