

**Forest Dene, Pinewood Road**  
St.Ives, Ringwood, BH24 2PA



**M**  
**MEYERS**  
MOVING BEYOND EXPECTATIONS





**M**  
MEYERS  
MOVING BEYOND EXPECTATIONS



**M**  
MEYERS  
MOVING BEYOND EXPECTATIONS



**M**  
MEYERS  
MOVING BEYOND EXPECTATIONS



**M**  
MEYERS  
MOVING BEYOND EXPECTATIONS



## Guide Price: £600,000

A wonderful two/three bedroom character cottage style residence which is sat centrally within its delightful private and established gardens. The property has undergone a sympathetic program of refurbishment over the last 15 years to include the original window frames having replacement double glazing, stripped wooden flooring, original cast iron radiators and the ornate 1930's art-deco fire place in the sitting room and re-instated picture rails. Having been carefully looked after and restored by the current owners this property is a fine example of a home which offers character and charm with a gardeners paradise at their fingertips. A must view property to appreciate the attention to detail within.

 2  2/3  2  2/3 + Garage

- Two/Three Bedroom Cottage Style Residence
- Built in 1929
- Open Fire Place and Log Burning Stove
- Country Style Kitchen/Dining Room
- Principle Bedroom with En Suite Shower Room
- Utility Room
- Established and Beautifully Maintained Gardens
- Off Road Parking / Garage / Carport
- Summer House / Workshop / Greenhouse



### Entrance

Entering the property via the covered tiled porch area. A UPVC 1930's style door with bespoke stained glass leads into the hallway which has stripped wooden floor boards and picture rails. The hallway provides access to all ground floor rooms.

### Sitting Room

A partially glazed door leads into the bright and airy dual aspect sitting room which features box bay windows which overlook the side and rear garden. Picture rails and the wooden flooring continues through with the original Art Deco style open fire place providing a wonderful focal point to the room.

### Kitchen/Dining Room

The spacious kitchen/dining room is the hub of the property and has an abundance of features which include a wood burning stove, picture rails, triple aspect views of the gardens and beautiful handmade Mexican terracotta floor tiles. The kitchen end comprises a range of floor and wall units with solid Oak fronted doors and contrasting Granite worksurfaces. Appliances include a four ring Neff gas hob, an integral Neff dishwasher and Neff double ovens, stainless steel Franke double sinks with a mixer tap. A built in cupboard houses the Worcester Bosch boiler with a radiator below.

There is space for a freestanding fridge freezer.

### Garden Room

An original internal door provides access to the garden room from the kitchen. The room benefits from slate flooring with under floor electric heating and a vaulted ceiling with roof lights and open beams. French doors lead to the outside terrace.

### Utility Room

A handmade stable door opens into the utility room which has a range of floor units and shelving above with a Franke sink unit and taps, there is space and plumbing for a washing machine and tumble dryer

and a fridge/freezer. Additionally there is a large built in storage cupboard with multiple power points.

### Ground Floor Bathroom

Another original 1930's internal door features the same stained glass to match the front door giving a continuation of the details within this property. The bathroom features a cast iron bath with mixer taps and handheld shower attachment enclosed with original black and white tiles. A low level w.c and cistern, wash hand basin with storage cupboard below, a built in store cabinet and heated towel rail. A fitted cupboard with built in shelving houses the water tank.

### Bedroom 1

Located on the first floor the principle bedroom is accessed via a stair case which has a runner and brass stair rods. The room benefits from built in walk in wardrobes and eave storage. An en suite shower room has a walk in shower enclosure which is fully tiled, a low level w.c, wash hand basin and a towel rail. This room also benefits from a Velux window.



**Patrick Hester**  
07581 253269  
patrick.h@meyersstates.com

**Dan Godwin**  
07921 630833  
dan.g@meyersstates.com

## **Bedroom 2**

Located on the ground floor this large double aspect bedroom has a box bay window with views out to the gardens.

## **Bedroom 3/Snug**

Another dual aspect room with a lovely outlook of the garden. This room is ideal as an occasional bedroom or currently utilised as a snug and study space. The stair case rises to the first floor from here.

## **Externally**

The property is approached via double wooden gates or a personnel gate onto gravelled path ways which lead to the front door.

A garage and carport provide ample parking with a drive way which is accessed via the lane. The secluded gardens are a true delight with meandering paths leading to different areas. The garden is mainly laid to lawn with mature hedge borders, an array of plants and trees with a pond and water feature. The chalet 'Beach Hut' has power and lighting with a potting shed located at the rear of the garage. A decking area is located to the side with the gardeners w.c. A pergola with grape vines and roses provides a walk way to the vegetable patch and green house. The gardens are a fabulous attribute to the cottage and provide a tranquil setting.

## **Location**

Situated within St Ives, Ringwood Road is easily accessible from the A31 and surrounded by a Nature Reserve and is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. St Leonards is a sought after area found just a short distance from the popular and 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. 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 is a 'stone's throw' from the popular Moors Valley and Avon Heath Country Parks. Freehold

## **Agents Note**

The property is very well screened from the road and situated in a secluded setting, therefore drive by viewings are particularly difficult. Please contact Meyers for further information and viewing arrangements.

## **Council Tax Band D**

## **EPC E**







MEYERS  
MOVING BEYOND EXPECTATIONS



MEYERS  
MOVING BEYOND EXPECTATIONS



MEYERS  
MOVING BEYOND EXPECTATIONS



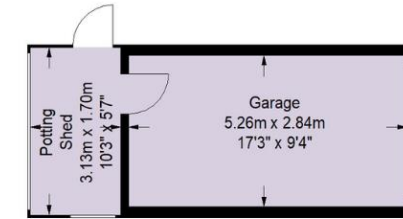
MEYERS  
MOVING BEYOND EXPECTATIONS



Approximate Gross Internal Area  
 Ground Floor (Including WC) = 98.2 sq m / 1057 sq ft  
 First Floor = 26.3 sq m / 283 sq ft  
 Summer House = 4.2 sq m / 45 sq ft  
 Garage / Potting Shed = 20.7 sq m / 223 sq ft  
 Total = 149.4 sq m / 1608 sq ft



GROUND FLOOR



(Not Shown In Actual Location / Orientation)



FIRST FLOOR



PINEWOOD ROAD  
 ST.IVES, RINGWOOD  
 BH24



Copyright: Meyers Estates 2021

APPROXIMATE AREAS	
GROUND FLOOR AREA	1057 SQ FT
FIRST FLOOR AREA	283 SQFT
TOTAL FLOOR AREA	1608 SQ FT
COUNCIL TAX	D
EPC RATING	E
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.

Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

01425 561227  
[Ringwood@meyersstates.com](mailto:Ringwood@meyersstates.com)  
[www.meyersstates.com](http://www.meyersstates.com)

