

Orchard Close,
Ringwood, BH24 1LP





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Asking Price: £450,000

This well presented and maintained semi-detached family home is situated in a popular location less than 1 mile from Ringwood town centre and within the Ringwood academy, local Junior and Infant school catchments. The property has been modernised and extended by the current owners and features bright and spacious, open plan, kitchen and living accommodation and a separate sitting room with three bedrooms and bathroom on the first floor and the ability have a ground floor fourth bedroom which also has self-contained annexe potential. This versatile home makes an ideal purchase for a family stepping up the property ladder or perhaps moving into the area.



- Three Bedroom Semi Detached Family Home - 1477 SQFT
- Extended by the Current Owners CIRCA 2018/19
- Large Open Plan Kitchen/Dining/Family Room
- Potential to create fourth Bedroom
- Large Utility Room/WC
- Separate Sitting Room with Log Burning Stove
- Off Road Parking for Multiple Vehicles
- Ringwood Academy School Catchment
- Short Walk to Ringwood Town Centre

Entrance Porch and hallway

Entering the property via a composite door and covered porch, an inner lobby area provides space and access to a large walk-in store cupboard which is fitted with shelving for shoes and hooks for coats. Double opening doors from here lead into a bright inner hallway which benefits from a large window to the front aspect. The stairs rise to the first floor landing and an additional door leads into the sitting room.

Sitting Room

The spacious sitting/dining room enjoys a large picture window with a view over the front garden and a centralised brick fire place and hearth with a log

burning stove provides a wonderful focal point to the room, there ample space for a large sofa suite and freestanding furniture.

Kitchen/Dining/Family Room

An opening from the sitting room leads into the open plan kitchen/dining/family room which is laid to a slate effect laminate floor and was extended by the current owners circa 2018/19. The kitchen has a range of high gloss floor and wall units with a contrasting granite work surface, up stands and window sill with an inset 'Mondella sink' and a half with drainer and mixer tap, Schott Ceran 5 ring hob with granite splash back and Russell Hobbs extractor over. Additional appliances include a mid-height oven and combination

oven/grill and an integral dishwasher. There is space for an American style fridge freezer. A central island provides additional work top space with storage cupboards below and an overhang for a breakfast bar and stools. A door leads into a pantry cupboard which is located under the stairs and an additional cupboard houses the water tank. The dining area has ample room for a six/eight seater table and chairs and there is space for a sofa. French doors lead out to a patio and the rear garden, ideal for alfresco dining and entertaining.

Utility and WC

An internal door from the kitchen leads into the spacious utility room which has a continuation of the flooring and has been fitted with a

range of shaker style floor units with a contrasting work surface which is fitted with a stainless steel sink unit and mixer tap over. There is space and plumbing for a washing machine and an additional freezer if required and UPVC French doors lead out to a decking area and rear garden. An internal door leads into the ground floor cloakroom which comprises a low level WC, wash hand basin with vanity unit below and traditional tap over.

Ground Floor Study/Games Room

An internal door from utility room provides access to a potential fourth bedroom/study. These two rooms have been divided with a partition wall, creating games room and study space.

First Floor Landing

The bright and spacious landing provides access to all three bedrooms, the family bathroom and cupboard which is shelved for linen. A ceiling hatch provides access to the loft space via a pull down ladder, there is lighting within and also houses the boiler.

Bedroom 1

The primary bedroom is located to the rear of the property and enjoys an outlook over the garden and benefits from a bank of fitted wardrobes. There is space for a king size bed and freestanding furniture.

Bedroom 2

Located to the front of the property, another spacious double with ample room for a king size bed and freestanding furniture.

Bedroom 3

Also located to the front, the third bedroom has a fitted wardrobe and has space for a single bed and freestanding furniture.

Bathroom

The modern family bathroom comprises a double ended panelled bath with centralised mixer taps and a separate shower attachment, enclosed with tiled walls, a corner shower enclosure with a power shower, low level W.C, wall hung wash hand basin with a mixer tap and vanity storage below, wood effect flooring.

Externally

Approaching the property via a five bar wooden gate, a tarmac driveway provides off road parking

for multiple cars with a shingle and lawned area to the side. Enclosed with an established hedge border to the front and fence panels to the sides. A porch with Oak pillars and sandstone step provides coverage before entering the property and an outside water tap and external electrical socket is located to the side.

The well enclosed low maintenance rear garden is mainly laid to lawn and features three seating areas with a raised decked area located to the far corner of the garden for afternoon/evening sun, a decked area from the utility room provides an additional seating/BBQ area and a patio leads from the kitchen/dining room. A large shed provides additional storage and the garden is enclosed with close board fencing.

Location

Orchard Close is great family location which is within less than a mile of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local infant and junior schools. 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.





PARKING: 

ORCHARD CLOSE
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	983 SQ FT
FIRST FLOOR AREA	494 SQ FT
TOTAL FLOOR AREA	1477 SQ FT
COUNCIL TAX	D
EPC RATING	TBC
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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