

**Middleton Road,**  
Ringwood, BH24 1RN



**MEYERS**  
MOVING BEYOND EXPECTATIONS



# Guide Price: £725,000

We are pleased to welcome to the market this spacious four double bedroom family home in the popular Middleton Road. Within great school catchments and walking distance of Ringwood town centre this characterful family home boasts an impressive South Facing back garden and is offered chain free. Comprising of three double bedrooms upstairs and the option of a fourth double on the ground floor the property benefits from multiple reception rooms and benefits from a downstairs WC. Large pantry, modern kitchen and three off road parking spaces. Contact us today to arrange your viewing.

 3  4  2  3

- Four Double Detached Family House
- South Facing Back Garden
- Driveway Parking for Three Cars
- Character Features Throughout
- Downstairs WC
- Fully Modernised Open Plan Kitchen/Diner
- Large Sitting Room
- Potential for Further Extensions (STPP)
- Within Good School Catchments
- Chain Free

## **Entrance**

Approached via shingle pathway sandwiched between two hedge rows this attractive looking period home is accessed via a composite front door leading to a spacious hallway that houses a restored original staircase, period tile flooring and bespoke understair cupboards suitable for shoe and coat storage.

## **Kitchen**

Located to the back of the property the modernised kitchen has been sympathetically designed in line with the period of the home and comprises of shaker style cupboards with contrasting wooden work surfaces, subway style tiled splashbacks and a ceramic

Sink and drainage board.

Complete with space and plumbing for a dishwasher and freestanding fridge freezer the kitchen also features a five ring gas hob and extractor fan and Neff eye level double ovens. A breakfast bar with space for stool seating provides slight separation from the otherwise open plan dining area.

## **Dining Room**

Seamlessly linked to the kitchen via the same tiled flooring the dining area provides space for a large table and chairs as well as providing access to the significant larder cupboard which benefits from a side aspect window and houses the washing machine whilst offering ample shelving for additional storage.

## **Sitting Room**

Stretching 25ft from front to back the large sitting room is perfect for a growing family. Cleverly separated via carefully positioned furniture this space is open to the dining area at one end, where snug furnishings enjoy views across the patio and garden via sliding UPVC double glazed doors. To the front a traditional bay window and open fireplace provide the perfect setting for further living space, whilst a door from the hallway can provide secondary access.

## **Living Room/Bedroom 4**

Located to the front right of the property this versatile room is full of character with high ceilings, bay window and picture rail finishings. Currently utilised as an additional reception

room/home office this space could be a fantastic ground floor double bedroom.

## **Downstairs WC**

Found to the rear of the property and accessed via a small internal hallway that provides back access to the garden via the kitchen. The Downstairs WC features specially sourced wall tiles and is complete with window, low level WC and wash hand basin.

## **Landing**

The large first floor landing provides access to three bedrooms and family bathroom whilst also offering space for a study or dressing area that could benefit the bedroom found to the rear. Complete with airing cupboard

## **Bedroom 1**

Benefiting from dual windows to the front aspect this large primary bedroom features three built in wardrobes and has ample room for additional free standing furniture as required.

## **Bedroom 2**

Another well proportioned double bedroom overlooking the front of the property featuring high ceilings, picture rails and carpeted flooring.

## **Bedroom 3**

Located to the rear of the property this south facing double room benefits from double aspect windows to the rear and side.

## **Family Bathroom**

Comprising of tiled flooring and subway style tile walls the contemporary bathroom has been modernised to a high standard. Including panelled bath, free standing WC, ladder towel rail and a wash hand basin.

## **Outside Space**

This generous plot offers shingle driveways to both sides of the property allowing for at least three vehicles to be parked comfortably. Secure panelled fencing and gated access in turn provide access to the back garden.

## **Garden**

The well-proportioned south/westerly facing back

back garden sits on a level plot and enjoys various areas including a large patio and separate shingle area perfect for al fresco dining and an entertaining space. Further comprising of a lawned area, mature shrub and bush surrounds, shed storage and a greenhouse the garden offers space for all the family.

## **EPC Rating:**

D

## **COUNCIL TAX BAND:**

E

## **LOCAL AUTHORITY:**

New Forest

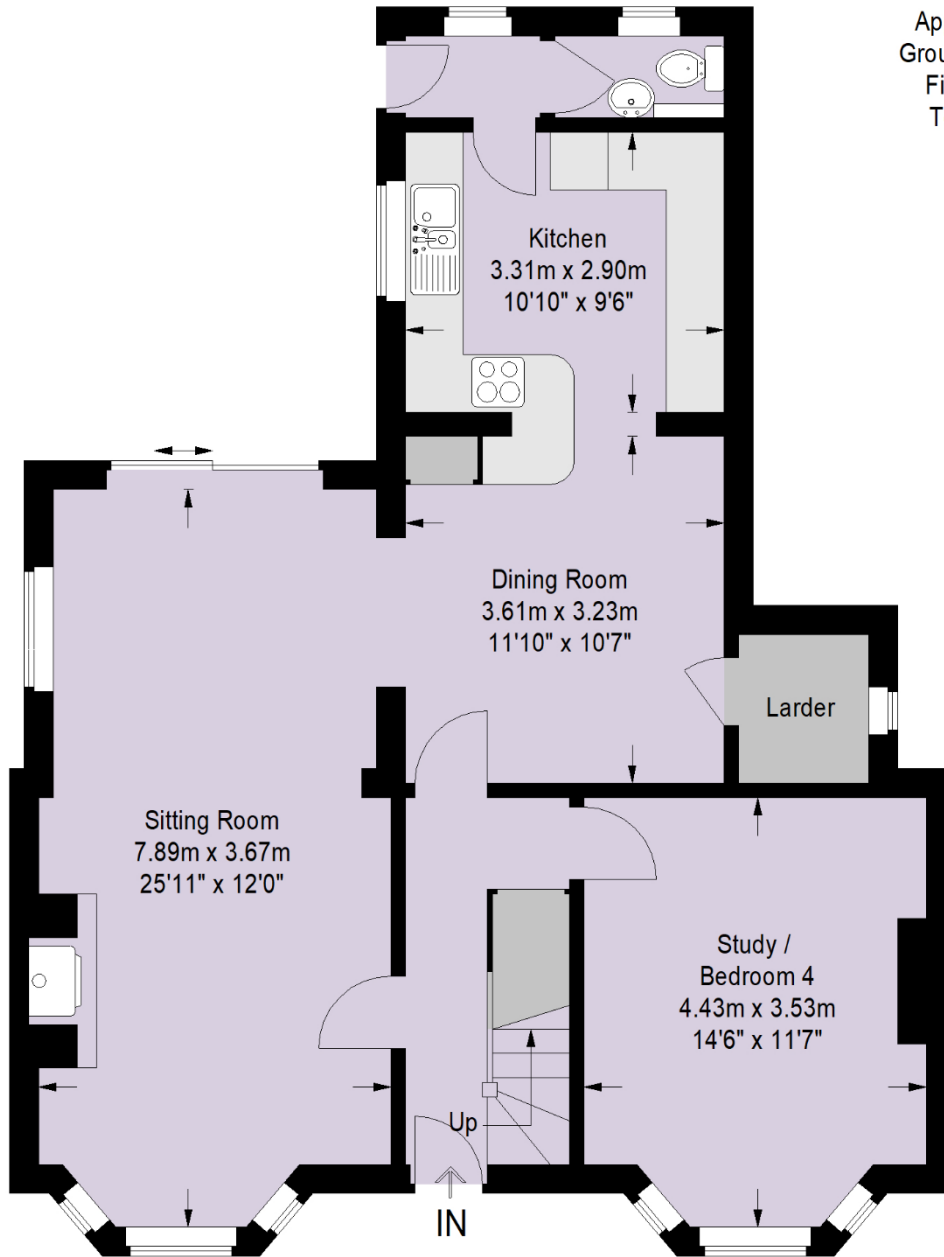
## **Location**

Conveniently positioned on a popular residential road, within half a mile of the high street of the bustling market town of Ringwood this spacious family home is also within fantastic local school catchments. 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. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.





Approximate Gross Internal Area  
 Ground Floor = 78.6 sq m / 846 sq ft  
 First Floor = 61 sq m / 657 sq ft  
 Total = 139.6 sq m / 1503 sq ft



**Ground Floor**

**First Floor**

01425 561227  
 Ringwood@meyersstates.com  
 www.meyersstates.com

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.

