

**Woodstock Lane,**  
Ringwood, BH24 1DT







# Guide Price: £585,000

Located in one of Ringwood 's most sought after roads within walking distance to the town centre. This stylish and remodelled three bedroom character home offers bright and airy living accommodation with modern and industrial design throughout the home. The hub of the property being the kitchen/breakfast room which is semi open plan into the dining family area, benefitting from wrap around windows and doors which lead out to the landscaped rear garden and an exposed brick chimney with wood burning stove. Also comprising a separate sitting room, utility and ground floor WC and a family bathroom on the first floor. Offered with no onward chain.



- Immaculately presented Three Double Bedroom Family Home
- Open Plan Kitchen/Dining/Family Room/Walk-in Pantry
- Separate Sitting Room with High Ceilings and Inset Log Burner
- Large Utility Room and Separate WC
- 3m Island with Polished Slate Worktop and Breakfast Bar
- Professionally Landscaped Garden Incorporating Wonderful Outdoor Dining and Entertaining Spaces
- Walking Distance to Ringwood Town Centre
- Three allocated Parking Spaces

## Entrance Porch and Hallway

Entering the property via a UPVC front door you are greeted with an entrance porch with panel windows to the side and front, an open brick wall and tile effect flooring offering ample storage space for shoe storage and hanging space for coats. An internal door leads to the inner hallway. The floors have been laid with Quickstep Majestic Woodland Oak Light Grey laminate.

## Sitting Room

Accessed from the hallway, the separate sitting room is located to the front aspect and benefits from plenty of natural light from two UPVC sash style windows. A continuation of the floor flows seamlessly into the sitting room and an inset 'Di Lusso' log burning stove with a stone surround provides a wonderful focal point and a cosy feel.

## Kitchen / Breakfast Room

Also accessed from the hallway the kitchen breakfast room provides a wonderful sociable space with a 3m+ central island being the main feature and also enjoying views through the property and into the garden from here. Patio doors lead directly out to the patio which is ideal for al-fresco dining and entertaining. The 'Bulthaup' German kitchen comprises a comprehensive range of floor and wall units with large pull out pan drawers and wall mounted storage cupboards which are fitted with two mid height 'Miele' ovens, a stainless-steel sink unit and mixer tap. The central island is finished with a polished slate worksurface and a five ring 'Miele' gas hob, stainless steel chimney style 'Miele' extractor over and an inset stainless-steel Chefs Sink and mixer tap over. USB sockets in the island and a woodburning stove which is situated on a cast iron mount with an

exposed brick chimney and Victorian styled patterned tile hearth.

## Dining / Family Room

A step down from the kitchen area and you are greeted with a dining room and sofa area which is separated from the kitchen via the walk around chimney breast, perfect for entertaining.

## Utility and Ground Floor Cloakroom

A separate door from the dining/family room leads into the utility room which provides space and plumbing for washing machine and tumble dryer and offers ample further storage units. Finished with a tile floor and an internal door within leads into the ground floor cloakroom.

## First Floor Landing

The first-floor landing has been laid

with Quickstep Majestic Woodland Oak Light Grey laminate which continues through to all three bedrooms and provides a seamless feel over both floors. The stairway features wood panelling, a glass balustrade and wooden handrails to allow the natural light to flow upstairs. The landing itself provides access to all three bedrooms, the family bathroom and a ceiling hatch provides access to the spacious part boarded loft which houses the combination boiler.

## Bedroom 1

The spacious primary bedroom is located to the front aspect and features two UPVC sash style windows and original cast iron fire place. There is ample space for king size bed and freestanding furniture and also benefits from a built-in wardrobe.

## Bedroom 2

Another double bedroom with a view



over the garden with ample space for a double bed and freestanding furniture, also featuring an original cast iron fireplace.

### **Bedroom 3**

A step leads into bedroom three with a feature alcove fireplace with wooden surround, built-in storage with shelving.

### **Family Bathroom**

Comprises a roll top bath tub with rainfall shower head over, low level WC, wash hand basin and pedestals with 'Bristan' taps and a traditional style towel rail. Enclosed with part tiled and wood panel walls with an opaque opening window to the front aspect.

### **Externally**

The front has been professionally landscaped with low maintenance in mind. A brick wall and

pedestrian gate leads onto the tiled front path with decorative stone borders which lead to the side gate which provides access to the large private rear garden.

The rear garden has been professionally landscaped to incorporate inside/outside living in mind for al-fresco dining and entertaining. The pet friendly garden is fully enclosed by board fencing and there are external power sockets along with an outside tap. A pedestrian gate provides access to the private off-road parking space.

### **Location**

This well-positioned family home is conveniently situated in a quiet location within easy walking distance to 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. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

### **Parking**

Woodstock Lane is a private road and the property benefits from two private parking spaces which can be found at the front of the property and an additional parking bay for one vehicle located at the rear of the property.



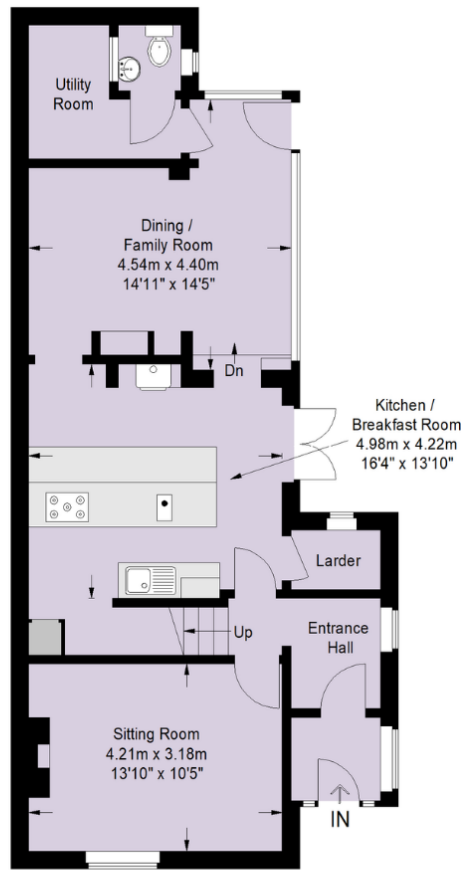




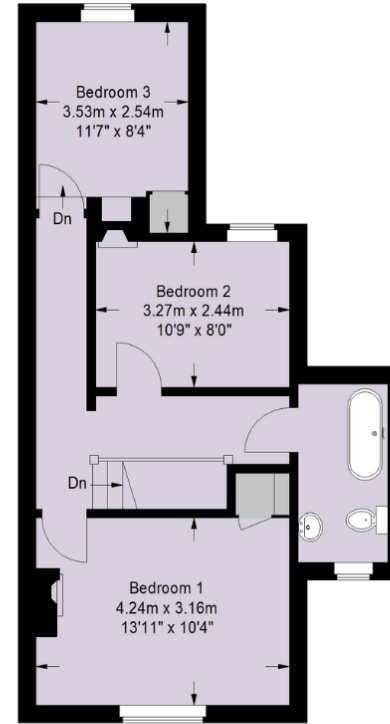


Approximate Gross Internal Area  
 Ground Floor = 65.4 sq m / 704 sq ft  
 First Floor = 47.5 sq m / 511 sq ft  
 Total = 112.9 sq m / 1215 sq ft

GROUND FLOOR



FIRST FLOOR



PARKING: 

WOODSTOCK LANE  
 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	704 SQ FT
FIRST FLOOR AREA	511 SQ FT
TOTAL FLOOR AREA	1215 SQ FT
COUNCIL TAX	C
EPC RATING	D
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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