

Parsonage Barn Lane,
Ringwood, BH24 1PT





Offers In Excess Of: £600,000

An extended and remodelled five bedroom detached modern bungalow on a generous plot and featuring a stunning vaulted ceiling with an apex window and bi-fold doors, an open plan sitting/dining room and kitchen/breakfast room with utility and external studio. This versatile property is conveniently situated moments from the highly regarded Ringwood Academy school and is within a short walking distance to town centre. Viewing is essential to appreciate the space on offer.

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- Five Double Bedroom Detached Bungalow
- Two Ground Floor Double Bedrooms
- Sitting/Dining Room with Vaulted Ceiling and Apex Window
- Kitchen/Breakfast Room and Utility Room
- Primary Bedroom with En Suite
- Bi-Folding Doors and Log Burning Stove
- Privately Owned P.V Solar Panels
- Ringwood Infant, Junior and Academy School Catchment
- Off Road Parking for Multiple Vehicles

Entrance Hallway

Entering the property via a covered porch an anthracite composite front door leads into the entrance hallway which provides access to all accommodation and has been laid with a porcelain tile which runs through the hall, kitchen/breakfast room and the sitting/dining room. There is space within the hallway for shoe storage and coats and electric fuse board is housed behind a fitted wall cupboard.

Cloakroom

An internal door from the hallway leads into the separate cloakroom which comprises a low-level W.C, wall mounted wash hand basin and mixer tap over with a mosaic tile splashback and tiled flooring.

Kitchen/Breakfast Room

Accessed from the hallway or

opening from the dining room the kitchen/breakfast room has been finished with a range of high gloss, handleless, floor and wall units with a contrasting concrete effect slimline worksurface, fitted with a courtz granite black sink unit with a 4 in 1 instant boiling water tap, Whirlpool five ring gas hob with a Neff extractor over and glazed splashback, enclosed with metro brick tiled walls. Appliances within the kitchen include a hide and slide Neff oven and combination oven, integral dishwasher and there is space and plumbing for an American style fridge/freezer. The kitchen has been fitted out with ample storage cupboards to include, deep pull out pan drawers, larder cupboard, bin storage and hinged wall cabinets. The breakfast bar provides space for up to six stools and there are provisions for a wall mounted T.V.

Utility Room

An internal door from the kitchen

provides access into the spacious utility room which has been fitted with an Oak worktop with space and plumbing below for a washing machine and tumble dryer. Wall shelving provides further storage and a UPVC glazed door provides side access.

Sitting/Dining Room

The sitting/dining room is located to the rear elevation of the property and features a magnificent vaulted ceiling with an apex window and bi-folding doors which open onto the outdoor terrace patio and two full height windows provide additional natural light. The sitting room has ample space for sofa suites and freestanding furniture with a central oak batten media wall, Scandinavian style wood burning stove on a slate hearth together with vertical panel radiators. The dining area has ample space for a six/eight seater table and chairs and freestanding furniture.

Bedroom 1 and En Suite

The spacious primary bedroom is located to the front elevation and has ample room a king or super king bed and freestanding furniture and benefits from a fitted wardrobe. The fully tiled ensuite shower room comprises a low-level W.C, traditional style column radiator and towel rail, wall mounted wash basin with storage below and mixer tap with illuminated mirror over, a walk-in shower with glass shower screen, rainfall showerhead separate attachment with wall mounted valves and four additional wall mounted jets and features underfloor heating. An opaque window opens to the side.

Bedroom 2

Another generous double bedroom also with an aspect to the front elevation. Featuring a vertical panel radiator and there is space for a king size bed and freestanding furniture.

Bedroom 3

Also generous in size, another double bedroom with fitted wardrobes and built-in desk, vertical radiator and an aspect to the side elevation.

Bedroom 4

Fourth also being double in size with an aspect to the side and having ample room for a double bed and freestanding furniture.

Bedroom 5

A smaller double or currently utilised as home office space.

Family Shower Room

The fully tiled shower room benefits from underfloor heating and comprises a wash hand basin vanity unit with a mixer tap and illuminated mirror over, low level

W.C with alcove storage above and a walk in shower with a separate handheld attachment, wall mounted valves and a rainfall for shower head over. A light tunnel provides natural light into the room.

External Studio

At the far end of the garden a studio/games room provides a great additional entertaining space or the perfect work from home studio or office. Finished with laminate flooring and panelled walls, LED lighting and two sets of UPVC French doors and a central window.

Externally

The front of the property is approached via a block paved driveway with a split slate wall and rendered piers to the front, laurel hedge borders provide further privacy with fencing to the side. The driveway provides off road parking

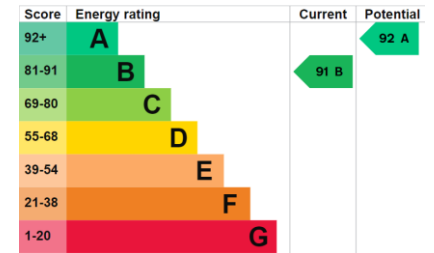
parking for multiple cars and a path leads to the front door and covered storm porch.

The generous rear garden is well enclosed with fenced and shrub borders and is mainly laid to lawn for low maintenance with a raised sandstone patio directly off the rear of the property, perfect for alfresco dining and entertaining. To the far end of the garden, behind a trellis the outdoor cabin is situated with raised vegetable beds and a green house. There is useful space to the side and behind the cabin for further storage.

Location

Parsonage Barn Lane is situated on a desirable road within a residential location and is extremely well positioned within a short walking distance from the popular and bustling market town of Ringwood and within the highly

regarded Ringwood 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. 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 with the wonderful open New Forest being on your doorstep.



EPC B
COUNCIL TAX E







PARKING: 
MULTIPLE

PARSONAGE BARN LANE
RINGWOOD
BH24

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APPROXIMATE AREAS	
GROUND FLOOR AREA	1567 SQ FT
OUTBUILDING	199 SQ FT
TOTAL FLOOR AREA	1766 SQ FT
COUNCIL TAX	E
EPC RATING	B
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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