

**Christchurch Road,**  
Ringwood, BH24 3AS





# Guide Price: £575,000

A four bedroom detached family home which is situated within close proximity to local amenities and within a short distance to the highly desirable Ringwood schools and Ringwood town centre. Also enjoying doorstep walks across Hampshire Hatches Lane and Avon Valley path. The property offers versatile living accommodation with four first floor bedrooms, a family bathroom and en suite to the primary. Approaching 2000 sq ft with an integral double garage, a low maintenance garden and off road parking. The property is vacant and therefore offered with no onward chain.

 2  4  2  3 Vehicles

- Four Bedroom Detached Family Home
- Approaching 2000 SQFT
- Kitchen/Breakfast Room
- Utility Room and Integral Double Garage
- Separate Sitting and Play Room/Additional Reception Room
- Conservatory Located off the Kitchen - Ideal Dining Room
- Primary Bedroom with Dressing Area and En Suite
- Nearby Rural Walks and Walking Distance to Local Amenities
- Vacant Possession - No Onward Chain

## **Entrance Hallway**

Entering the property via the UPVC front door, you are greeted with a bright and spacious hallway which has been laid with laminate flooring and provides access to two reception rooms and the kitchen breakfast room. An understairs cupboard provides storage for coats and shoes and the stairs rise to the first flooring landing from here.

## **Ground Floor WC**

The ground floor WC is located off the hallway and features a continuation of the laminate flooring and comprises a wash handbasin and pedestal with mixer taps with a tile splashback, low-level WC, wall mounted towel rail and an opaque opening window to the front elevation.

## **Dining/Play Room**

A partially glazed door leads into

the front reception room, which could be utilised as a formal dining room or an additional reception/play room. The spacious room has an elevation to the front aspect with a feature bay window and laminate flooring.

## **Sitting Room**

The spacious sitting room enjoys a view over the rear garden with access to the patio via the glazed sliding doors. A gas fireplace provides a focal point to the room and features a granite hearth and wood mantle. There is ample room for free standing furniture and sofa suites.

## **Kitchen/Breakfast Room**

The kitchen breakfast room has a range of floor and wall units with a contrasting worksurface which is fitted with a stainless steel Franke sink unit and drainer with

a mixer tap enclosed with tiled splashbacks and a four ring induction hob with an extractor over. Further appliances include a Siemens oven and grill and there is space and plumbing for a dishwasher and space for a freestanding fridge freezer. The breakfast area features additional store cabinets and the flooring is laid to tile which continues in the utility room.

## **Utility Room**

Accessed from the kitchen the utility room also benefits from floor and wall cupboards with a contrasting worksurface which is fitted with a stainless steel sink unit and mixer tap, enclosed with tiled splashbacks. There is undercounter space for a freestanding washing machine and tumble dryer and partially glazed UPVC door leads to the side path which provides access to the front and rear gardens. An internal fire

door leads into the integral double garage.

## **Conservatory**

Internal Oak bi-fold doors lead from the kitchen/breakfast room into the conservatory which provides a fantastic additional reception space or dining room and creates an open plan feel. The conservatory features double glazed wraparound windows on a brick plinth and French doors which lead out to the patio. Finished with tile effect flooring with underfloor heating.

## **First Floor Landing**

Stairs from the hallway rise to the bright and spacious galleried landing which provides access to all four bedrooms and the family bathroom. An airing cupboard with double opening doors houses the newly fitted water tank and has built in shelving for linen.

## **Bedroom 1 and En Suite**

A step down from the landing leads into the primary bedroom which benefits from a double bank of fitted wardrobes with shelving and rails within and features a dual aspect with elevations to the front and rear. There is ample room for king/super king bed and freestanding units and has access to the eave storage. An internal door leads into the en suite shower room which has been fully tiled and comprises a low-level WC, wash hand basin pedestal with mixer tap and a walk-in shower enclosure with shower attachment and mixer valves, towel rail, under floor heating and a Velux window.

## **Bedroom 2**

Another generous double bedroom with an aspect over the rear garden and benefits from fitted wardrobes with shelving and

has been finished with laminate flooring.

## **Bedroom 3**

Another double bedroom with an aspect to the front with space for freestanding furniture.

## **Bedroom 4**

A single bedroom or home office with an elevation over the rear garden. A ceiling hatch provides access to the loft space.

## **Family Bathroom**

The generous size family bathroom features tiled floors and partially tiled walls and comprises a panelled bath with mixer taps over and a separate shower attachment, a low-level WC, wash handbasin and pedestal with mixer taps, wall mounted towel rail and a walk-in shower enclosure, enclosed with tiled walls.

## **Double Garage**

The integral double garage benefits from a singular electric garage door and has power and lighting within and a UPVC glazed door leads to the side path. The garage houses the boiler and fuse board.

## **Externally**

A tarmac driveway provides off road parking for two vehicles and is enclosed with fenced and shrub boundaries with a side gate and path leading to the rear garden. The rear garden is mainly laid to lawn with established hedge and tree borders with boundary fences. A pergola features over the patio area which provides a great space for outdoor dining and a garden shed provides additional storage.

## **Location**

A well-positioned four bedroom

detached family home located within easy reach of Ringwood town centre and the sought after Ringwood infant, junior and academy schools. Ringwood itself offers a great range of educational, recreational and retail facilities within the area and offers 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.

**TENURE** – Freehold

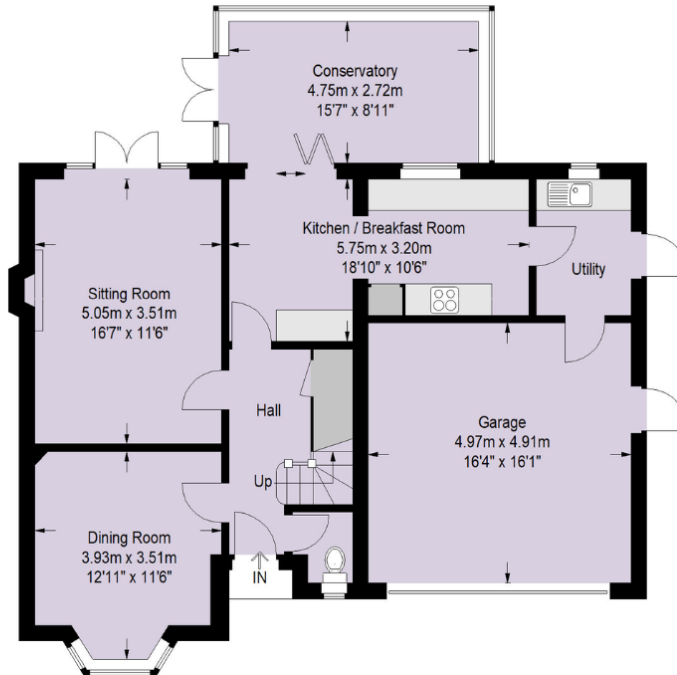
**EPC** – C

**COUNCIL TAX BAND** - F

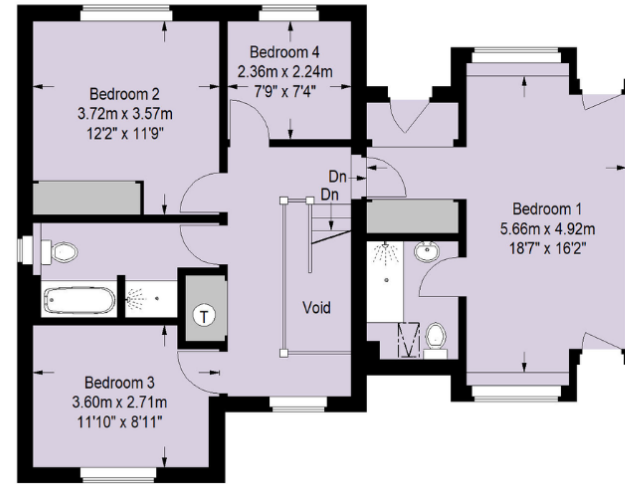




Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 105.5 sq m / 1136 sq ft  
 First Floor (Excluding Void) = 72.9 sq m / 785 sq ft  
 Total = 178.4 sq m / 1921 sq ft



Ground Floor



First Floor

PARKING: 

CHRISTCHURCH ROAD  
 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1136 SQ FT
FIRST FLOOR AREA	785 SQ FT
TOTAL FLOOR AREA	1921 SQ FT
COUNCIL TAX	F
EPC RATING	C
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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