

**Kestrel Court**  
Ringwood, BH24 1QT



**MEYERS**

MOVING BEYOND EXPECTATIONS







# Offers In Excess Of: £425,000

Occupying an enviable position within a secluded private lane in Ringwood is this beautifully refurbished two double bedroom Bungalow. Extensively remodelled this contemporary property sits in the corner plot of four bungalows and benefits from an impressive open plan kitchen/living/dining room enjoying access to and views across a private back garden. Complete with driveway parking for multiple vehicles and a garage the property also enjoys a brand new ensuite shower room, utility and a stylish bathroom. Contact us today to arrange a viewing of this must see home.

 1  2  2  Garage + Driveway Parking

- Two Double Bedroom Bungalow
- Extensively Refurbished and Remodelled Throughout
- Garage & Parking for Multiple Vehicles
- Open Plan Kitchen/Dining/Living Room
- Private Back Garden
- Contemporary Family Bathroom
- En-suite Shower Room & Utility
- New Heating System Including Combi Boiler



## **Entrance**

Approached via a tarmac driveway to the left side is the UPVC front door. Leading to a bright and spacious L-Shaped internal hallway which features doors to all principal rooms and ample space for shoe storage and hanging coats. Also providing access to the loft of the property via a hatch and ladder. The loft includes generous space for storage and houses the newly installed combi boiler.

## **Open Plan Kitchen/ Dining/Living Room**

Located to the rear of the property and accessed via a glass panelled door is the extremely impressive kitchen and living space.

Featuring a statement island with stool seating and large work surface the contemporary kitchen is fitted with shaker style base and eye level units, under cupboard downlights, chrome handles and a contrasting worktop. Enjoying views across the garden via a double glazed window the kitchen is fitted with an integrated fridge/freezer, dishwasher, eye level double oven, induction hob with extraction fan, pull out bin/recycling cupboard, double sink and drainage board and stainless steel mixer tap. Seamlessly connected to the open plan dining area which has ample space for a six seater dining table and chairs and additional built in desk area.

The open plan living area benefits from French doors leading out to the garden and suitable space for a sofa, lounge chair and wall mounted TV. Complete with a modern anthracite vertical radiator.

## **Utility**

Designed to facilitate a free standing washing machine to one side and a tumble drier to the opposite side this thoughtful space is the perfect laundry room. Complete with side aspect window, bowl sink and countertop.

## **Bedroom 1**

Bedroom one is located at the front of the property and is a well-proportioned space

complete with built in wardrobes, dressing table, carpeted flooring and a panelled wall design.

Further benefiting from a contemporary ensuite shower room which is accessed via a sliding pocket door. Comprising of walk in shower with glass door, vanity unit including storage and low level WC and wall mounted chrome towel rail.

## **Bedroom 2**

Profiting from doors to the front patio bedroom two is an extremely spacious and bright room. Another modern room completed to a high specification there is ample space for a super king bed and large free standing furniture as required.

## **Family Bathroom**

The fashionable bathroom is complete to an exacting standard. Fitted with subway style tiles on the walls, panelled bath with folding shower screen, LED lights, wall mounted towel storage, towel rail, wash hand basin with vanity cupboard storage and low level WC.

## **Garage**

Attached to the left hand side of the property and accessed via an electric up and over door is the spacious garage, featuring storage space, vaulted ceiling, lighting and power and door to the back garden.

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## **Outside Space**

This deceptive plot provides parking for multiple vehicles to the front via two shingle spaces and spacious driveway to the left. Also located to the front of the property is a patio.

Access to the back garden can be gained via a secure gate and is enclosed by new board fencing. A contemporary patio provides space for al fresco dining whilst a lawn area and rockery complete this landscaped area which enjoys afternoon sun. Further access to the garden can be gained from the living room.

## **Location**

Conveniently positioned on a private cul-de-sac, 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.

**Tenure:** Freehold

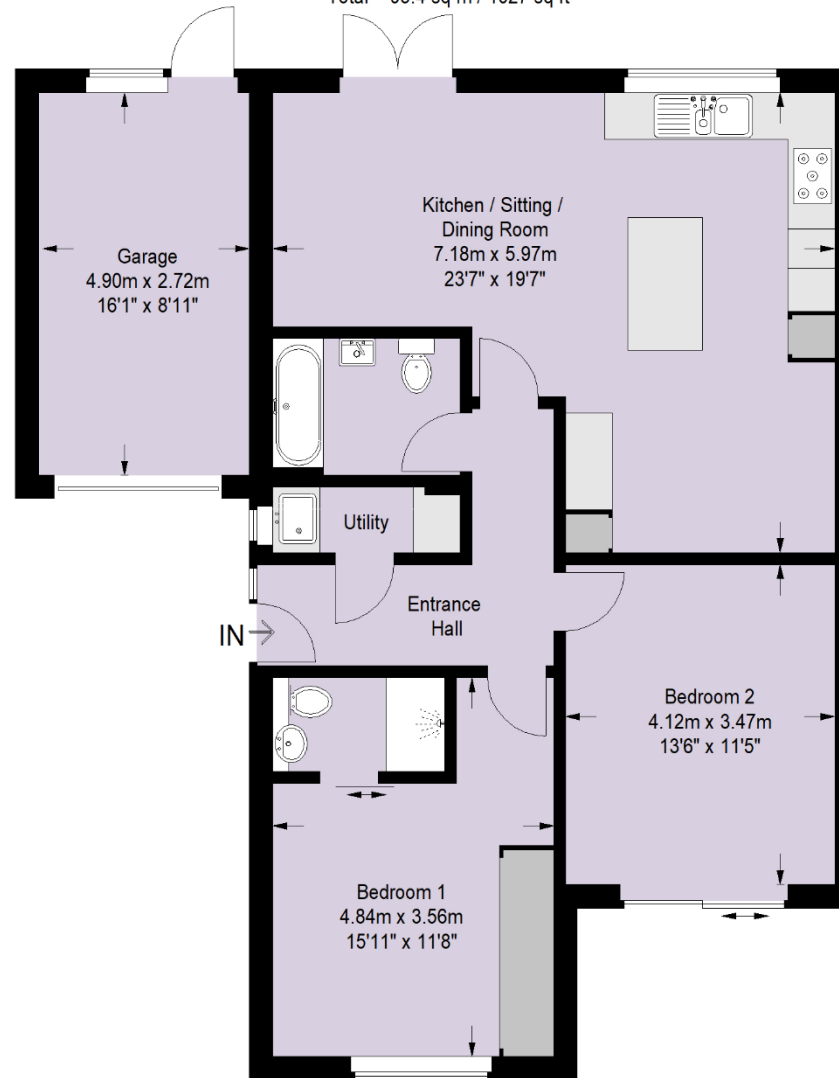
**Local Authority:** New Forest

**Council Tax Band:** D

**EPC Rating:** C



Approximate Gross Internal Area = 82 sq m / 883 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 95.4 sq m / 1027 sq ft



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