

Hightown Road
Ringwood, BH24 1NJ





Offers In Excess Of: £600,000

Beautifully refurbished and remodelled throughout is this highly desirable three/four bedroom detached family home within fantastic school catchments. Offered chain free this high specification property, completed by the extremely reputable Hunnings Homes sits on a spacious corner plot and features a detached garage, private driveway and wrap-around-gardens. The luxurious internal space is complete with an open plan kitchen/diner, utility room, downstairs WC, versatile living accommodation including the possibility of two sitting rooms or a ground floor bedroom, three first floor double bedrooms, a dressing room, contemporary ensuite and high specification family bathroom.

 2  4  3  Garage & Driveway Parking

- Three/Four Bedroom Detached Family Home
- Chain Free
- Detached Garage
- Off Road Driveway Parking
- Wrap-Around Landscaped Gardens and Patio
- En-suite Shower Room
- Utility Room & Downstairs WC
- Open Plan Kitchen Diner
- Refurbished to a High Specification Throughout
- Within Popular School Catchments



Entrance

Occupying a large corner plot, the property sits centrally with the front door approached via gated access and a landscaped pathway from Hightown Road. A composite front door and opaque window provide access and light to the bright and spacious hallway, housing the carpeted staircase and featuring herringbone wood effect flooring.

Kitchen

Seamlessly linked to the hallway via the luxury flooring and accessed via a glass door the open plan kitchen/diner is the hub of this family home. Featuring triple aspects overlooking

the gardens and landscaped patio areas this bright room benefits from French Doors for back access and Bi-Fold doors for side patio access. With ample room for large dining furniture the L-Shaped area profits from a new kitchen with front facing window, shaker style base and eye level units with brass fittings and a contrasting Quartz countertop. Further comprising of an eye level double oven, integrated dishwasher, induction hob, stainless steel extractor fan, sink and drainage area and a space suitable for a large free standing fridge freezer.

Living Room

Accessed via an archway from the dining area is the

modern living space which continues with herringbone flooring and features double aspects via newly fitted windows to the back and side. Fitted with a panelled media wall and modern electric fireplace. This room is complete with suspended ceiling and inset LED lighting and vertical radiator.

Utility Room

With private external access from the driveway the utility is perfect for family life. Fitted with base and eye level cupboards the utility houses the new combi boiler, a stainless steel sink and drainage board, subway tile splashbacks and space and plumbing for a washing machine. Internally accessed via the dining area

Downstairs WC

A pocket sliding door from the utility provides access to the cloakroom which is fitted with a black wall mounted and vanity unit incorporating a low level WC and wash hand basin.

Sitting Room/Bedroom 4

A versatile space with carpeted flooring this double aspect room could be utilised as an additional reception room or spacious ground floor double bedroom.

Landing

The first floor landing is reached via a carpeted staircase and provides access to all three double

Bedrooms and a family bathroom. The modern staircase features automated lighting, wall panelling, high ceiling and a dormer picture window providing streams of natural light onto the landing and entrance hall.

Bedroom 1

Accessed via the landing and positioned to the side of the property, bedroom one is a large double room benefitting from an impressive dressing room with side aspect window. The dressing area provides access via a pocket door to a beautifully finished ensuite shower room. Fully tiled, the contemporary ensuite comprises of a walk in shower, Velux window, WC, wash hand basin and gold wall mounted towel rail.

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Bedroom 2

Located to the front left of the property bedroom two is a double room with carpeted flooring and anthracite double glazed window.

Bedroom 3

A similar size to bedroom two this room also has a side aspect window, carpeted flooring and a GCH radiator.

Family Bathroom

Completed to an exacting standard the contemporary family bathroom features gold coloured fittings, LED floor and ceiling lighting, raised standalone bath, walk in shower, vanity unit, towel rail, mirror, WC and basin.

Garage

The detached garage can be access via a shingle driveway and up and over door or a side door leading to the garden. Featuring a cladded exterior the garage is complete with power and lighting, providing fantastic external storage.

Driveway and Garden

Access via Parsonage Barn Lane the driveway is complete with contemporary shingle and features two secure gates to the side and back of the property. Patio pathways wraparound the house whilst landscaped lawned areas, raised flower beds and board fencing complete the modern look. Patios have been created to two sides of the property for al fresco dining and entertaining whilst an astroturf area allows for easier maintenance in the back garden. The property is complete with external insulation and a rendered finish, as well as modern external downlights surrounding all outside walls.

Location

Extremely well positioned on a corner plot within 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.

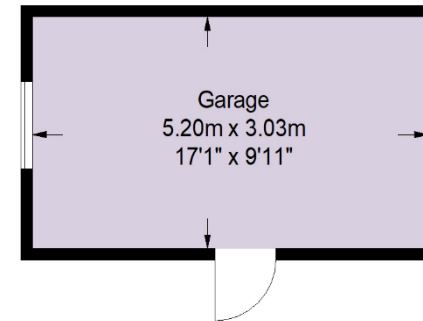
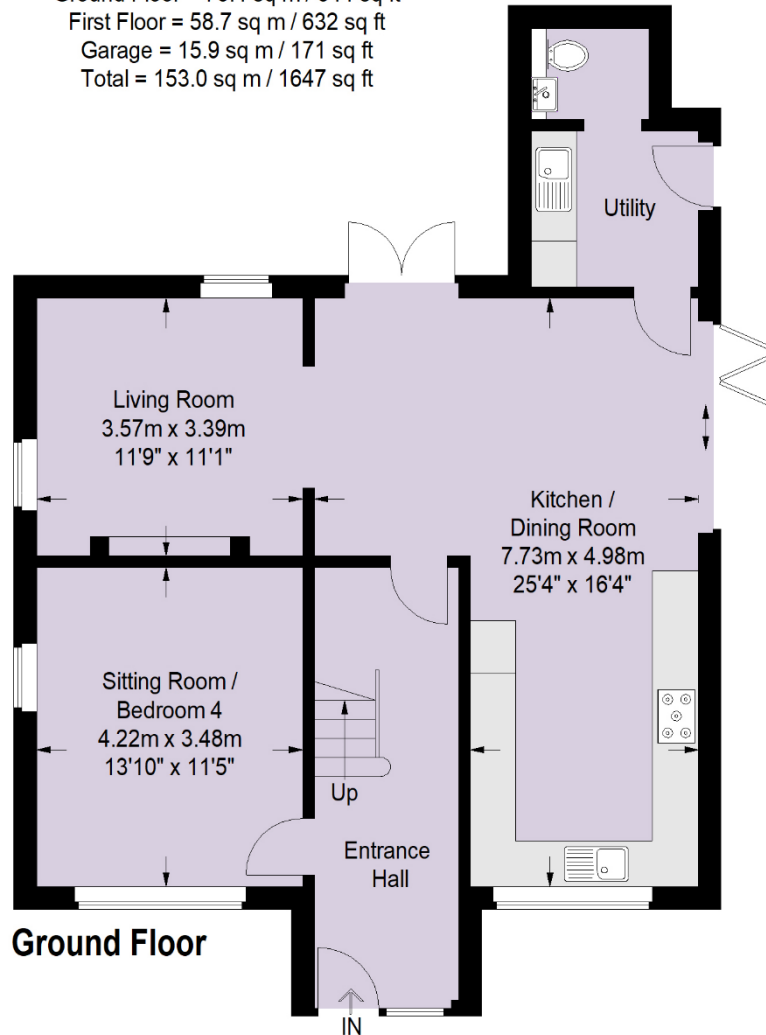


Council Tax Band: E

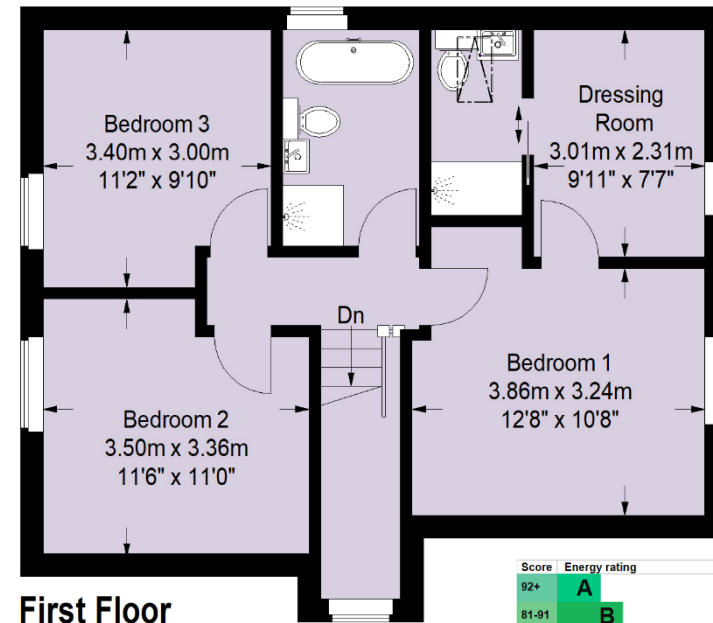
Local Authority: New Forest

EPC Rating: TBC

Approximate Gross Internal Area
Ground Floor = 78.4 sq m / 844 sq ft
First Floor = 58.7 sq m / 632 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 153.0 sq m / 1647 sq ft



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

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