

The Mount,
Ringwood, BH24 1XZ





Offers In Excess Of: £415,000

Situated within a cul de sac location within The Mount, this beautifully maintained and presented four/five bedroom family home offers a versatile floorplan for a large family or multi-generational living. The property offers four bedrooms and a bathroom on the first floor with a double bedroom and shower room on the ground floor, three separate reception rooms and a recently fitted kitchen which has views over the landscaped rear garden. Also benefiting from rural walks and forest access moments off the doorstep, perfect for dog walkers and families who enjoy outdoor pursuits.

 3  5  2  2/3

- Four/Five Bedroom Link Detached Family Home
- Versatile Floorplan - Ideal for Multi-Generational Families
- Ground Floor Double Bedroom and Newly Fitted Shower Room
- Separate Sitting Room / Dining Room / Family Room
- Recently Fitted Modern Kitchen
- Low Maintenance Landscaped Rear Garden and Front Driveway
- X10 - 3KW Privately Owned P.V Solar Panels
- Off Road Parking for Two/Three Vehicles

Entrance Porch and Hallway

A UPVC front door provides access into the porch which is finished with tile effect vinyl flooring. A part glazed internal door then leads into the entrance hallway which provides access to the sitting room, ground floor bedroom and shower room. The stairs rise to the first floor landing from here.

Sitting Room

Partially glazed double opening doors lead into the bright and spacious sitting room which features a large picture window to the front elevation and a centralised electric fireplace with granite stone hearth and surround. There is ample space for a sofa suite and freestanding furniture.

Dining Room

Accessed via the sitting room, the dining room links the kitchen and family room and provides a separate dining space for a six seater table and chairs and freestanding furniture. An internal door leads to the under the stairs cupboard which provides storage and has built in shelving.

Family Room

An opening from the dining room leads into the dual aspect family room which is a versatile space that could be used as a second sitting room, play room for children or a ground floor study. UPVC glazed French doors lead directly out to the rear garden from here and an internal door provides access into the kitchen.

Kitchen

The newly fitted kitchen comprises a range of gloss white, floor and wall units, with a marble effect worksurface and upstands and is fitted with a stainless steel sink and a half with drainer and mixer tap. Storage within the kitchen includes full height larder style cupboards, soft close pull out drawers and appliances include a range master style oven with seven ring gas hob, stainless steel splashback and chimney style extractor over. There is space and plumbing for a dish washer and space for a freestanding fridge/freezer. An internal cupboard provides access to the Vaillant boiler and Megaflo heating system. To the far end of the kitchen an inset worksurface with mosaic tile splashback and fitted mirror over, provides

an additional preparation space which is easily accessed from the dining room and an internal door leads into the utility cupboard where there is space and plumbing for a washing machine with a worksurface over, double sockets within and alcove shelving. Flooring within the kitchen has been laid with a tile effect vinyl floor.

Ground Floor Shower Room

An internal door from the hallway provides access to the recently fitted shower room which serves the ground floor bedroom. Comprising a walk-in corner shower enclosure with a rainfall showerhead and separate attachment with mixer valves, low-level W.C, ceramic basin with vanity storage unit below and mixer waterfall tap. Flooring is laid with a wood affect laminate.

and is enclosed with tiled walls. Located to the front elevation,

Ground Floor Bedroom 3

The ground floor bedroom is a double room and benefits from built-in wardrobes with internal shelving and rails and a built-in dressing table. The room is light and airy with a window to the rear aspect and Velux roof light.

First floor landing

Stairs rise to the first floor landing which provides access to all four bedrooms, the family bathroom and airing cupboard which has built in shelving for linen and is fitted with a radiator. A ceiling hatch with a pulldown ladder provides access to the loft space which has power and lighting within.

Bedroom 1

there is ample space for king size bed and free standing furniture.

Bedroom 2

Located to the rear elevation with a view over the garden another double size bedroom with ample space for free standing furniture.

Bedroom 4

A dual aspect room with front and rear elevations, could be utilised as a home office space.

Bedroom 5

A single bedroom with an elevation to the front aspect.

Family Bathroom

The family bathroom comprises a low-level panelled bath with mixer valve taps and rainfall shower head over and separate

shower head over and separate attachment, low-level W.C, wash handbasin with vanity storage below and mixer tap, wall mounted towel rail and is enclosed with partially tiled walls and wood affect flooring.

Externally

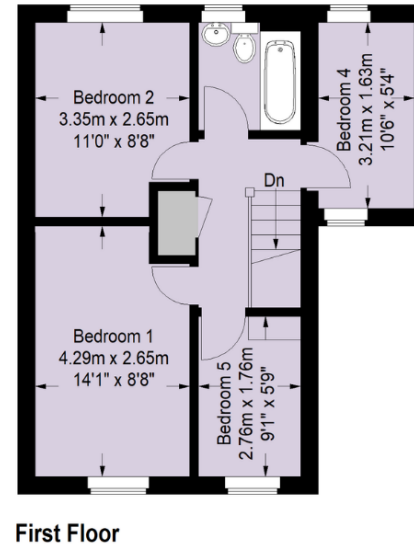
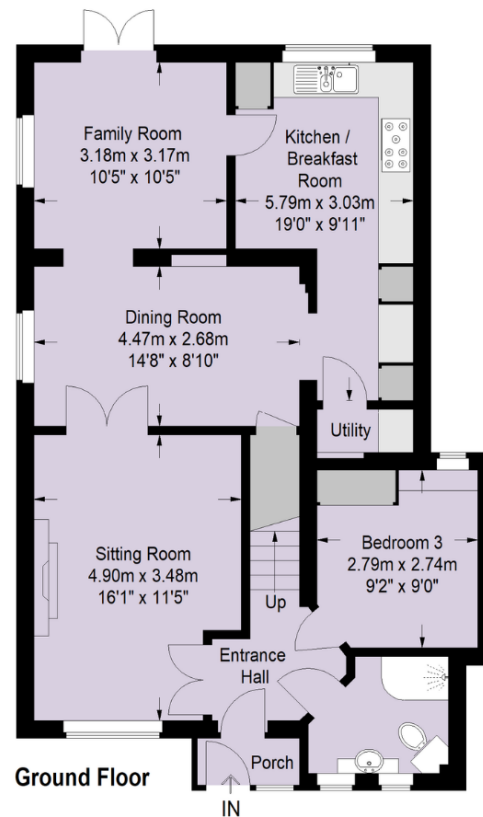
The front of the property has been landscaped with Oak sleeper borders and shrub and tree beds with off road and driveway parking for three vehicles.

The rear garden has also been landscaped with low maintenance in mind and has a patio directly off the rear of the property with raised brick borders planted with olive trees and shrubs, enclosed with panelled fencing and a brick wall with a pedestrian gate for rear access. A trellis fence provides separation from the side garden which is laid to astroturf lawn.

Location

The Mount is great family location in the Poulner district of the town, which is within 2 miles of Ringwood high street and and perfectly positioned to take advantage of the popular Ringwood Academy School and the local primary and junior school in North Poulner Road. Ringwood is a beautiful bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. 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 and coastline.





Approximate Gross Internal Area
 Ground Floor = 82 sq m / 883 sq ft
 First Floor = 41.7 sq m / 449 sq ft
 Total = 123.7 sq m / 1332 sq ft

PARKING: 

THE MOUNT
 RINGWOOD
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	883 SQ FT
FIRST FLOOR AREA	449 SQ FT
TOTAL FLOOR AREA	1332 SQ FT
COUNCIL TAX	D
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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