

HIGHFIELD DRIVE

Ringwood | Hampshire | BH24 1RJ





Guide Price: £685,000

This spacious and versatile chalet style residence is situated in a desirable location, within Poulner schools and Ringwood academy catchment and within walking distance to Ringwood Town Centre, Northfield lakes and the open New Forest. The property offers 4/5 bedrooms over the ground and first floor with a semi open plan living space wrapping around the rear of the property and has views and access out to the south/west facing rear garden. Also offering an en suite shower room, family bathroom and separate ground floor shower room/W.C and utility room, off road parking for multiple vehicles and a detached garage.

 2 +  4/5  3  Multiple Vehicles

- 2146 SQ FT Detached Chalet Style Family Home
- Wrap Around Kitchen / Conservatory/Dining Room / Sitting Room
- Utility Room and Shower Room/W.C
- Versatile Floorplan over both Floors
- Primary Bedroom with En Suite Shower Room
- Log Burning Stove in Sitting Room
- Off Road Parking and Detached Garage
- Large and Established South/West Facing Rear Garden
- Poulner Infant and Junior and Ringwood Academy School Catchment

Entrance Hallway

Entering the property via an anthracite UPVC composite front door, you are greeted with a spacious hallway which provides access to all ground floor accommodation. An arch leads into an inner hallway where there is space for a side unit if required and there is space under the stairs for coats, the stairs lead to the first floor landing from here.

Sitting Room

A generous size, dual aspect, sitting room with views over the rear garden with a wide opening into the conservatory. A centralised contemporary style, log burning stove, with feature slate wall behind provides a focal point to the room and

there is ample space for sofa suites and freestanding furniture.

Kitchen/Breakfast Room

The kitchen has been fitted with a comprehensive range of white floor and wall mounted units with a contrasting work surface which is fitted with a stainless steel one and a half bowl sink unit and drainer with tiled backs and mixer tap over. There is space for a freestanding American style fridge/freezer, space and plumbing for a dishwasher and built in housing for a microwave oven. An electric 'Aga', finished in British racing green, is a wonderful addition to the kitchen together with a black 'Stoves' chimney style extractor hood over. A centralised breakfast bar provides additional

work surface space and has room for two stools for entertaining. The kitchen also leads into the conservatory via a wide opening creating a seamless, semi, open plan flow and benefits from views down the garden. Finished with porcelain tiled flooring.

Conservatory

The conservatory is located to the rear of property enjoying access and views over the rear garden. Opening into the kitchen/breakfast room and sitting room, the conservatory provides a great space for a dining suite, play room and additional sitting area. Sliding double doors provide access directly onto the patio.

Utility Room/Shower Room and W.C

The utility room is accessed via

an internal door from the hallway and has space and plumbing for a washing machine and tumble dryer with a work surface over and wall mounted cupboards for storage. Also comprising a fully tiled shower cubicle with glazed shower door and Aqualisa electric power shower, heated towel rail, pedestal wash hand basin with tiled splashback and a low level W.C. Finished with tiled flooring.

Dining Room

A spacious and versatile room located to the front elevation and accessed via a door from the hallway. Currently utilised as a dining room but could be a large ground floor double bedroom.

Bedroom 2

Currently used as the primary

bedroom within the property. A bright and airy room with an elevation to the front and benefitting from two fitted wardrobes with a built in dressing table. Ample room for a king size bed and freestanding furniture.

Bedroom 3

Another double bedroom with an elevation to the side aspect. The combination Worcester boiler is located within and housed behind a wall cupboard.

First Floor Landing

The first floor landing provides access to all three bedrooms and the family bathroom. A Velux window on the landing provides natural light and there is access to eaves storage and loft space.

Bedroom 1 and En Suite

The primary bedroom enjoys a view over the rear garden via a floor to ceiling window and benefits from a built in walk in wardrobe with a bi-fold door and fitted shelving and rails within. An internal door leads into the en suite shower room which comprises a low-level W.C, wash handbasin and pedestal with mixer tap with a tiled splashback, wall mounted towel rail and a walk-in corner shower enclosure, enclosed with tiled walls with a power shower.

Bedroom 4

The large single bedroom or small double with a Velux roof light and space for freestanding furniture.

Bedroom 5/Study

A single bedroom with a

dormer window to the front elevation. A perfect home office or hobbies' room which benefits from a built-in desk, wardrobes and access to further eave and loft storage.

Family Bathroom

Serving bedroom four and five, the family bathroom comprises a wash hand basin and pedestal with a mixer tap and tile splashback over, low-level W.C, 'P' shaped bath with glass shower screen, enclosed with tiled walls and overhead shower attachment, wall mounted towel rail and fitted storage cupboard.

Detached Garage

The detached (19ft x 9ft'3) garage is accessed via an up and over garage door to the front or a side personnel

door to the rear garden. There is electric power and lighting within.

Externally

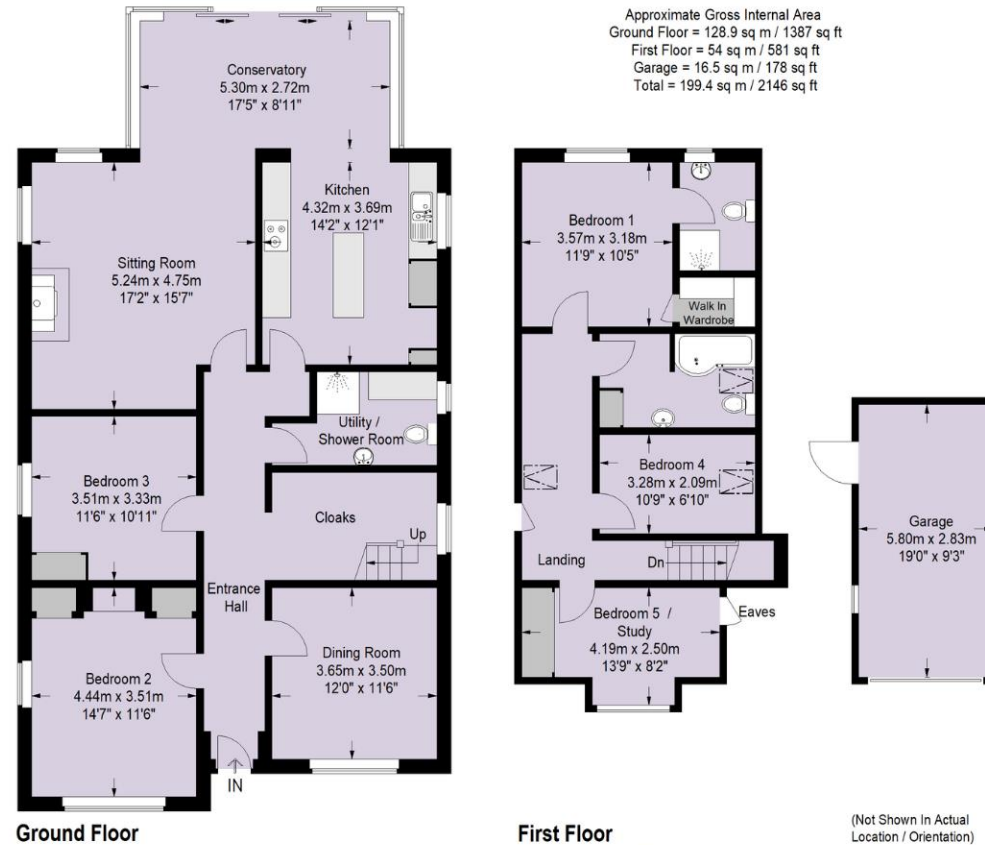
The front boundary is enclosed by a low brick wall, a block paved driveway and additional gravel parking bay providing off road parking for multiple vehicles, enclosed with shrub borders and enclosed to the sides with close board fencing. Wooden gates to the side of the property provide side access to the garage and a pedestrian picket gate then provides access to the rear garden. The established south/west facing rear garden is approximately 80 x 40' ft in length and benefits from a full width patio which is located off the conservatory, an ideal space for outdoor dining and entertaining. The garden is mainly laid to

lawn, enclosed with fencing and shrub borders with ornamental trees and features a Cornelian Cherry Tree. A pergola with Wisteria climber and hardstanding provides an additional space for seating or could be used as a hot tub area and additional seating area is located to the far corner and a vegetable patch.

Location

The property is extremely well positioned in a sought after residential location within walking distance from Ringwood Town Centre and Ringwood Academy School. The bustling market town is 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.





PARKING:

HIGHFIELD DRIVE
 RINGWOOD
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1387 SQ FT
FIRST FLOOR AREA	581 SQ FT
TOTAL FLOOR AREA	2146 SQ FT
COUNCIL TAX	E
EPC RATING	D
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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