

## Pelican Mead

Hightown|Ringwood|BH24 3RG









# Guide Price: £650,000

A unique opportunity to purchase a spacious and versatile family home which is located in a quiet and desirable location on a plot which backs onto and has views over Hightown Lakes. This five bedroom home benefits from a primary bedroom with an en suite and dressing room, family bathroom and ground floor bedroom with its own access and wet room. Also comprising a separate kitchen, sizeable sitting room, dining room and conservatory. Offered with no chain, vacant possession.

 2  5  3  3 +

- Five Bedroom Detached Family Home
- Approaching 2000 SQ FT
- Desirable Location and Plot with a View over Hightown Lakes
- Versatile Floorplan with Ground Floor Bedroom and Wet Room
- Spacious Sitting Room with Garden and Lake View
- Conservatory/Garden Room
- En Suite to the Primary Bedroom and Dressing Area
- Off Road Parking for Multiple Cars
- Ringwood Infant, Junior and Academy School Catchment

## **Entrance Hallway**

A UPVC front door provides access to an internal Porch. A part glazed door then leads into the main hallway which provides access to all of the ground floor accommodation. A bi-fold door provides access into a walk-in storage cupboard which has built in shelving and space for coats and shoes.

## **Ground Floor Cloakroom**

Located within the entrance porch, the ground floor cloakroom comprises a low-level corner W.C and corner wash handbasin and pedestal. Finished with tiled floors and partially tiled walls with an opaque window to the front aspect.

## **Kitchen**

The kitchen has an elevation and views to the front and a part glazed UPVC door provides access to the side of the property and front and rear gardens. The kitchen itself is finished with a range of floor and wall mounted units with a contrasting worksurface which is fitted with a stainless steel sink and a half with mixer tap, four ring gas hob with extractor over and is finished with a tiled splashback. Further appliances include a mid-height oven and grill and integral fridge/freezer. There is an area to the rear of the kitchen for utilities to include space for a washing machine and tumble dryer with additional wall and floor mounted cupboards with a

worksurface over and serving hatch to the dining room. The Vaillant boiler is housed in the corner and floors are finished with ceramic tiles.

## **Sitting Room**

The spacious sitting room enjoys a south facing aspect with views over the garden and lake beyond, featuring UPVC sliding doors which provide access directly onto the patio. The sitting room has an area to one end which could be utilised as a home study space. Another set of sliding doors then lead into the conservatory from here.

## **Dining Room**

Partially glazed double internal doors provide access into the separate dining room

where there is space for a 6-8 seater table and chairs. The dining room also has views over the garden and lake.

## **Conservatory**

The UPVC conservatory has floor to ceiling windows and double doors which lead out to the garden with a single door providing access to the patio. A great additional space to enjoy the garden or perhaps a children's play room.

## **Ground Floor Bedroom 5 and Wet Room**

The ground floor bedroom is accessed from the hallway and provides a spacious self-contained space which has its own private access via a

personnel door to the side of the property and has an elevation to the front. The bedroom benefits from a bank of fitted wardrobes and a fully tiled wet room which comprises a low level W.C, wash hand basin and vanity unit with mixer tap, wall mounted towel rail and a walk-in shower enclosure with a rainfall showerhead, separate attachment and wall mounted valves.

## **First floor landing**

Stairs from the hallway rise to the first floor galleried landing which provides access to all of the bedrooms and family bathroom. An airing cupboard has shelving for linen and a ceiling hatch with a pull down ladder provides access to the loft space.

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### **Bedroom 1 and en suite**

The primary bedroom is located to the rear elevation of the property with stunning views over the lake beyond. The bedroom has an opening into another room making it a sizable primary suite which could be utilised as a dressing room. This could easily be partitioned back into two bedrooms if required. The en suite shower room comprises a low-level W.C, wash and basin with vanity unit and storage below and overhead cupboards with a built-in mirror, wall mounted towel rail and walk-in shower enclosure with a Mira power shower and overhead attachment. Finished with tiled floors and walls.

### **Bedroom 2**

Bedroom two is located to the front elevation, another generous size double bedroom which benefits from built-in wardrobes with sliding doors and built in rails and shelving.

### **Bedroom 3**

Another double bedroom with an elevation to the front and has ample space for a double bed and freestanding furniture.

### **Bedroom 4**

Also double in size and dual aspect with an opaque window to the side elevation and views over the rear garden and lake. This room also has access to a

second loft, via a ceiling hatch.

### **Family Bathroom**

The family bathroom comprises a low-level W.C, wash hand basin and pedestal, wall mounted towel rail and panelled bath with traditional style taps and shower over. Enclosed with tiled walls and flooring.

### **Externally**

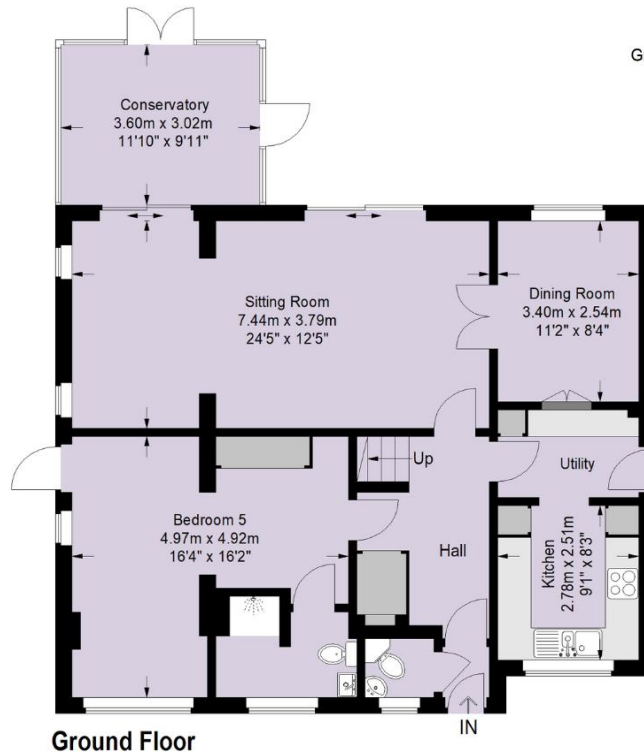
The front of the property has a tarmac driveway which provides off road parking for three vehicles and is also laid to lawn. There is gated access to both sides of the property and rear garden. The rear garden low maintenance and mainly laid to lawn with a patio area directly off the

rear of the property and is enclosed with panelled fencing to the side boundaries and a chain link fence to the rear boundary to maximise the views over Hightown Lakes and also benefits from a garden shed and greenhouse.

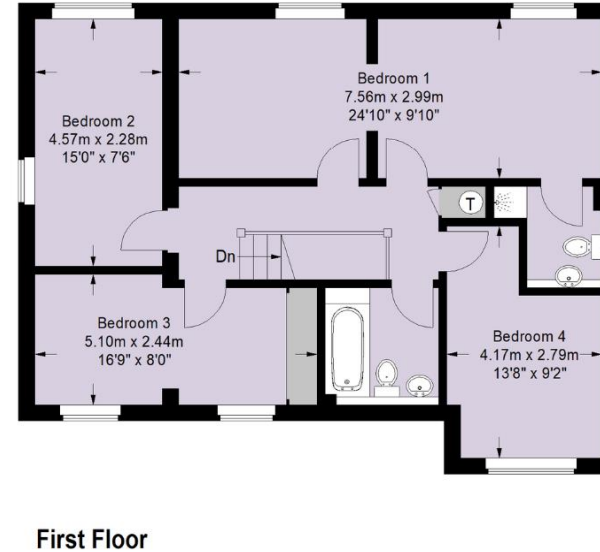
### **Location**

Located in the popular semi-rural area on the edge of Hightown and within views and walks over Hightown Lakes, the Castleman railway and a popular country pub. The property is extremely well positioned in a convenient location just a short distance from the popular and bustling market town of Ringwood and within the highly regarded Ringwood school catchments.





Approximate Gross Internal Area  
Ground Floor = 102.6 sq m / 1104 sq ft  
First Floor = 76.9 sq m / 828 sq ft  
Total = 179.5 sq m / 1932 sq ft



PARKING: 

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RINGWOOD  
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1104 SQ FT
FIRST FLOOR AREA	828 SQ FT
TOTAL FLOOR AREA	1932 SQ FT
COUNCIL TAX	E
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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