

Summerfield

Salisbury Road|Ringwood|BH24 1AS



MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £785,000

'Summerfield' a rare gem in the heart of Ringwood.

Offered to the market for the first time in 50 years, Summerfield is a beautifully maintained and character-filled Victorian residence dating back to circa 1875. Sympathetically extended and meticulously cared for over the decades, this elegant home blends period charm with modern comforts, offering a versatile floorplan perfectly suited to contemporary family living. Set within a secluded and generous plot approaching 0.25 acres, the property enjoys a sense of privacy and tranquillity just moments from the vibrant Ringwood town centre. Original features abound throughout the home, complemented by thoughtful modern updates that enhance its timeless appeal.

 2  4/5  3  Multiple & Double Garage

- First Time On the Market Since Purchased in 1975
- 2844 SQ FT
- Double Storey Extension Built Circa 2013
- UPVC Double Glazed Sash Windows
- Open Plan Kitchen/Breakfast/Dining Room
- Many Original Period Features Throughout
- Privately Owned Solar Panels, Two Batteries and Feed- In Tariff
- Oak Frame Double Garage and Workshop Built CRICA 2006
- Established Garden with Plot Approaching 0.25 Acre
- Ringwood Academy, Junior and Infant School Catchments

Entrance Hallway

Accessed via the original Victorian front door, the entrance hallway features beautifully restored Victorian tiled flooring and provides access to all ground floor accommodation.

Drawing Room

The formal drawing room is a generously sized space with a charming outlook over the front garden through a large bay window with Accoya wood sash windows and original shutter housing. A centralised gas fireplace with a stone hearth and elegant mantel surround creates a stunning focal point. Additional features include picture rails, original cornicing, and ample space for sofas and statement furniture.

Sitting Room / Study

An additional sitting room with front-facing sash window and

shutters, this space offers versatility as a secondary lounge or home study. It includes a built-in alcove bookcase and storage, an electric feature fireplace with wooden mantel and stone hearth, and a rear sash window that offers views through the utility room to the garden beyond. A built-in desk and cabinets provide a dedicated work or study area.

Kitchen / Breakfast / Dining Room

The dual-aspect open-plan kitchen and dining room was originally extended in 1979 and fully refitted in 2019. The kitchen is equipped with shaker-style floor and wall units, including larder cupboard, glass cabinets, quartz stone worktops, a Franke sink and drainer with mixer tap, and a Neff induction hob. Appliances include a mid-height Bosch oven/microwave, warming drawer, integrated dishwasher, and space for an under-counter fridge. A black gas fired Aga.

A central island offers seating for two, including deep drawers, two cupboards, and built-in bin cupboard. An original Victorian dresser. The space comfortably accommodates a 6-8 seater dining table and is finished with slate-effect flooring. The Worcester boiler and water tank are housed within a built-in cupboard.

Conservatory

The UPVC conservatory with dwarf brick walls and tiled flooring offers a bright and inviting garden room. French doors open to the rear patio, and a side door provides access to the side garden.

Utility Room / Ground Floor W.C. & Shower Room

Accessed from the hallway or via French doors from the rear, the utility room includes plumbing for a washing machine,

additional storage, and a ground floor shower room and W.C., all finished with tiled flooring.

Studio

Accessed via a glazed UPVC door with side windows to the side elevation, this versatile room is currently used as an art studio. It benefits from underfloor heating and multiple power sockets, ideal for creative or home office use.

First Floor Landing

A staircase rises to the first floor landing, where you'll find a restored original stained glass window, picture rails, and decorative mouldings. Two ceiling hatches provide access to the fully boarded loft space with lighting, power, added insulation, a solar inverter, and two battery storage units.

Bedroom 1

The large principal bedroom faces the front and features a bay window, Accoya wood sash window, and shutter housing. There's ample room for a super king sized bed and freestanding furniture.

Bedroom 2

Another generous double room at the front of the property, this bedroom includes a bank of fitted wardrobes and an additional built-in storage cupboard.

Family Bathroom

The family bathroom offers a traditional suite including a freestanding clawfoot bath with mixer tap and handheld shower, a ceramic sink with mixer tap and built-in vanity storage, and a large corner shower enclosure with tiled walls and separate shower attachment. A built-in linen cupboard with shelving provides practical storage.

Separate W.C.

A traditional low-level W.C. with an opaque window overlooking the rear aspect.

Bedroom 3

Located to the side of the property, this well-sized room features an original cast iron fireplace and accommodates a king-sized bed and freestanding furniture.

Bedrooms 4 & 5 with Shower Room

Bedroom 4 is a generous single or small double room with an internal connecting door to Bedroom 5, which is ideal as an additional bedroom or home office. A private shower room includes a low-level W.C., wash basin with vanity storage and mirror, and a corner shower enclosure with tiled walls and mixer shower. Wall-mounted towel rail included.

Double Garage

The oak-framed double garage features Hormann electric sectional roller doors and an adjoining secure lock-up shed accessed via double doors.

Gardens & Grounds

Set on a beautifully landscaped plot approaching quarter of an acre, the front garden is enclosed with close board fencing and accessed via a pedestrian gate. The garden features a tranquil pond, mature trees and shrubs, and an extensive lawn area. A greenhouse, multiple raised beds, and composting area are included, along with a charming breeze house with electric heater—ideal for outdoor entertaining. The patio, accessible from the conservatory, is bordered by rose bushes and lush shrubbery. A shingle path leads to the studio and driveway, lined with railway sleepers and established

wisteria arching overhead. The rear of the property is also enclosed with fencing and a five-bar gate, opening onto a driveway with parking for multiple vehicles. It is bordered by mature shrubs, an original red brick wall, and a lawn area. Steps lead to a terraced section with a garden shed and further storage. A convenient electric charging point at rear.

Location

The property is extremely well positioned in a convenient location just a short walking distance from Ringwood Town Centre and the sought after Ringwood Infant, Junior and Academy schools and the fantastic local pub, The Elm Tree. The bustling market town of Ringwood 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. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live just a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

Viewing by appointment only, please call 01425 561227



Council Tax Band - E
EPC Rating - TBC
Council - Hampshire
Tenure - Freehold







SUMMERFIELD
 RINGWOOD
 BH24 1AS

PARKING: 



Copyright: Meyers Estates 2021

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.

APPROXIMATE AREAS	
GROUND FLOOR AREA	1281 SQ FT
FIRST FLOOR AREA	1054 SQ FT
TOTAL FLOOR AREA	2844 SQ FT
COUNCIL TAX	E
EPC RATING	TBC
APPROXIMATE UTILITY COSTS	

01425 561227
 Ringwood@meyersstates.com
 www.meyersstates.com

Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

