

**Highfield Drive**  
Ringwood, BH24 1RL



**MEYERS**  
MOVING BEYOND EXPECTATIONS







## Guide Price: £785,000

Occupying an enviable plot on one of Ringwood most desirable roads is this fantastic five bedroom detached home. This imposing property has been extended and remodeled to include an open plan kitchen/diner, a spacious living room, three ensuite bathrooms and a utility room. Also featuring a beautiful master bedroom suite enjoying views across the large back garden via double doors and a Juliet balcony. Located within popular school catchments and offering multiple parking spaces on a gated driveway this property is available to view upon notice.

 2  5  3.5  Multiple on Driveway

- Five Bedroom Detached Chalet
- Driveway Parking For Multiple Vehicles
- Stunning Open Plan Kitchen/Diner
- Spacious Living Room With Bi-Folds to Garden
- Fantastic Plot – Approx 0.2 of an Acre
- Within Popular School Catchments
- Over 2000 SQFT
- Three En-suite Bathrooms and a Utility Room

### Entrance

Sitting behind a private front gate the property is approached via a shingle driveway preceding an external storm porch whilst the front door opens to a bright and spacious hallway featuring herringbone flooring and providing access to all ground floor rooms and housing a carpeted staircase.

### Sitting Room

The spacious sitting room accessed via the hallway or the kitchen diner enjoys views across the garden via bi-folding doors which lead to the patio. Complete with a wood burner and oak mantle this spacious living area has ample room for large furniture as required.

### Kitchen/Diner

The hub of this impressive family home is the contemporary open plan kitchen/diner. This bright and airy room benefits to double aspects to the side and back via bi-folding doors and boasts an expansive island with stool seating. Comprising of a Rangemaster oven, subway style tiled splashbacks, an integrated dishwasher and large freestanding fridge freezers this beautiful room also has ample space for a large dining table and chairs as well as further seating. The kitchen is complete with a range of gloss finish base and eye level work units, with white worktops, led downlights, dual double glazed windows to side aspect and a sink with stainless steel tap

### Utility Room

Offering further counter space and base and eye level units the utility room benefits from a UPVC double glazed door for side access and includes space and plumbing for a washing machine. With ample room for coats and boots the utility room also features a sink and drainage board and houses the boiler.

### Downstairs WC

Accessed via the hallway the downstairs toilet includes a low level WC and wash hand basin.

### Bedroom 1

Located on the first floor the master bedroom suite is an impressive space enjoying elevated views of the

back garden via a Juliet Balcony with double opening doors. Complete with carpeted flooring and ample space for large furniture as required this spacious room also benefits from a walk in wardrobe and ensuite comprising of walk in shower, Velux window, feature tiles, WC and wash hand basin.

### Bedroom 2

Bedroom two is also located on the first floor and boasts another impressive ensuite. Located to the front of the property this double room benefits from a bright and spacious feel due to a large window and Velux. Currently furnished with a sofa as well as double bed bedroom two also has access to eave storage.

### Landing/Study

Positioned between bedroom one is the spacious landing area with Velux window. Currently utilized as a office/library by the current owners this versatile and bright area offers flexible accommodation perfect for large families.

### Bedroom 3

Found to the front of the property and benefiting from double aspects, including a large bay window this is yet another spacious double and once again profits from an ensuite shower room with window to side aspect. Comprising of walk in shower, wash hand basin and low level WC.



**Patrick Hester**

07581253269

patrick.h@meyersestates.com



**MEYERS**

MOVING BEYOND EXPECTATIONS

**Dan Godwin**

07921630833

dan.g@meyersestates.com



### **Bedroom 4**

Located to the front of the property and occupying a ground floor space the forth bedroom is a well proportioned double.

### **Bedroom 5**

A smaller double room with carpeted flooring and side aspect window.

### **Outside Space**

Boasting an impressive 0.2 of an acre the property enjoys a large amount of outside area. The shingled front driveway offers multiple parking spaces and is accessed via a private gate, enclosed by a brick wall. Secure double gates found to the right of the home provide further access

### **Garden**

Including a wrap around patio ideal for al fresco dining and family entertainment the large and private back garden can be accessed via multiple bi-fold doors from the kitchen and living areas. The garden has predominantly been laid to lawn and enjoys mature surrounds as well as sunken trampoline. Enclosed via fencing the garden also profits from a large summerhouse and shed storage found to the rear. The property benefits from cladding finishes on both the front and back facades.

**Tenure:** Freehold

**EPC Rating:** C

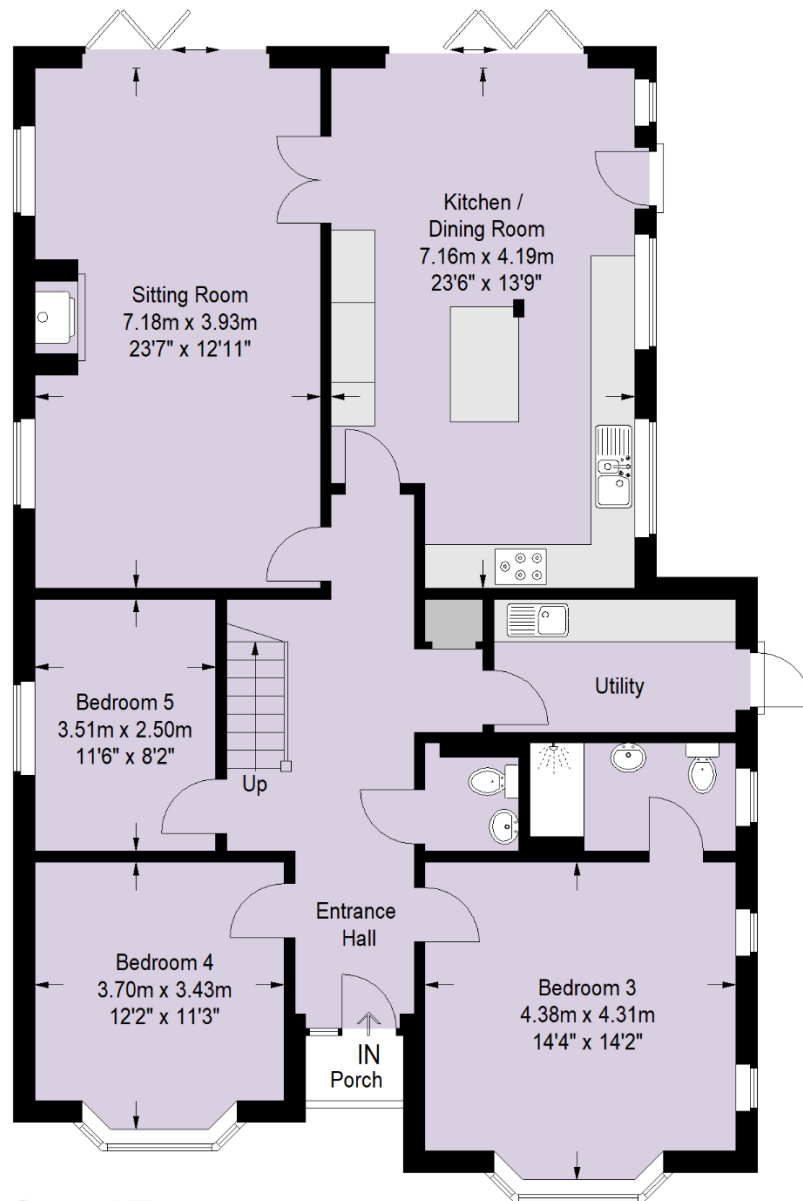
**Council Tax Band:** E

### **Location**

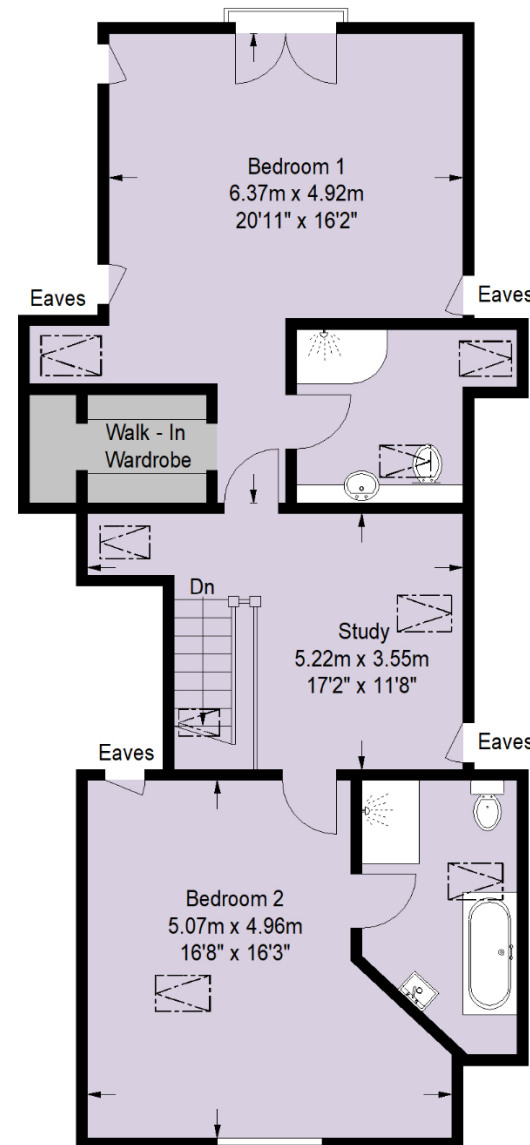
The property is extremely well positioned in a sought after residential location within walking distance from Ringwood Town Centre and Ringwood Academy School. The bustling market town is located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. 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.

Contact us today on 01425 561227 for further information and viewing arrangements.





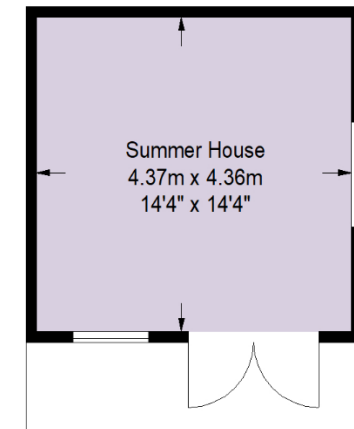
**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 132.2 sq m / 1423 sq ft  
 First Floor = 80.2 sq m / 863 sq ft  
 Summer House = 18.9 sq m / 203 sq ft  
 Total = 231.3 sq m / 2489 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(Not Shown In Actual  
 Location / Orientation)

**01425 561227**  
**Ringwood@meyersestates.com**  
**www.meyersestates.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.

