

Addison Square

Ringwood | Hampshire | BH24 1NY





Guide Price: £400,000

First time to market in approx 40 years - A beautifully updated and maintained 1920s home blending period charm with modern style. Features include a stylish Shaker kitchen with central island, utility area, ground floor bathroom, and first-floor shower room with three double bedrooms. Set in a quiet location, the property boasts a landscaped 90ft (approx.) west-facing garden with entertaining areas, workshops, and a versatile outdoor studio/cabin – ideal for working from home space. Located close to Ringwood schools and town centre. A must-see home – viewing is highly recommended.

 1  3  2  On Road Parking

- CIRCA 1920's Character House
- Separate Sitting Room with 'Pot Belly' Feature Log Burner
- Shaker Style Kitchen with Central Island
- Utility Area and Ground Floor Bathroom
- Three Double Bedrooms and Separate Shower Room
- Approx 90 ft West Facing Rear Garden with Side Accessw
- Outdoor Cabin/Studio with Power and Lighting
- Short Walk to Ringwood Town Centre
- Ringwood Infant, Junior and Academy School Catchment

Entrance Porch

The property is accessed via a UPVC entrance porch featuring a part glazed door and wrap-around windows, creating a bright and functional space ideal for coats and shoe storage. The porch is finished with a patterned tile-effect floor and leads through a decorative 1900s-style front door into the main sitting room.

Sitting Room

Located at the front of the property, the sitting room enjoys views over the front garden and is filled with natural light. It features engineered oak flooring with underfloor heating

and a charming 'potbelly' wood-burning stove set on a tiled slate hearth with exposed stone brickwork and an oak mantel above. A built-in bookcase with glazed shelving and storage cupboards provides practical and aesthetic appeal—one cupboard houses the recently installed fuse board and smart meter. Additional features include provisions for a wall-mounted TV and a radiator positioned below.

Kitchen & Utility Area

An internal door leads from the sitting room into the stylish kitchen/breakfast room, which flows into a useful utility area. The shaker-style kitchen is fitted with a range of wall and base units, including soft-

close drawers and pull-out larder drawers. There is also under-stairs storage featuring shelving, hanging rails, and space for coats. Worktops are finished in a contrasting granite-effect surface, with a ceramic inset sink and mixer tap. Appliances include a Smeg range cooker with a five-ring induction hob, a decorative glass splashback, and a stainless steel chimney hood. There is space and plumbing for a dishwasher and washing machine, as well as space for an American-style fridge-freezer.

A movable central island with an oak worktop offers additional storage, shelving, and breakfast bar seating for two. The kitchen also features a second log-

burning stove on a tiled hearth with a split slate surround and mantel. Tiled flooring continues through to the utility area, where you'll find further storage, work surfaces, and space for a tumble dryer. A part-glazed wooden door provides access to the garden. The Baxi combi boiler is housed in the corner. An internal door leads to the ground floor bathroom.

Ground Floor Bathroom

Accessed from the utility area, an internal door leads to the ground floor bathroom which is finished with grey floor-to-ceiling tiles. The suite comprises a low-level WC, a bath with a traditional mixer tap and

handheld shower, an anthracite grey wall-mounted towel rail, and a vanity unit with an oak worktop and ceramic basin. An opaque window to the side elevation allows for natural light.

First Floor Landing

Stairs with a carpet stair runner rise from the kitchen area to the first floor landing, which provides access to all three double bedrooms and the separate shower room. A ceiling hatch with a pull-down ladder offers access to the insulated and part-boarded loft space which provides great additional storage – potential for conversion (STPP).

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Bedroom 1

A spacious double bedroom located at the rear of the property with pleasant views over the garden. It includes an alcove ideal for a bank of wardrobes, additional space for freestanding furniture, provisions for a wall-mounted TV, and a feature wood-panelled wall. Finished with light grey laminate flooring.

Bedroom 2

A generous double bedroom at the front of the property featuring built-in wardrobes, a desk, shelving, and ample space for a king-size bed. Wood-effect laminate flooring completes the room.

Bedroom 3

Another well-sized double

bedroom, also front-facing, with built-in wardrobes, drawers, and shelving. Finished with matching laminate flooring.

Shower Room

The modern shower room includes a low-level WC with concealed cistern, built-in basin with mixer tap and tiled splashback, LED overhead lighting and built in mirror with additional storage/shelving to the side. A wall-mounted anthracite towel rail and a walk-in shower enclosure with bifold glass door, tiled walls, and mixer shower complete the space.

Outside Cabin/Studio

The outdoor cabin features a side window and a private

front porch area—ideal for al fresco dining and entertaining. Accessed via bi-fold wooden doors, the cabin benefits from power and lighting and could be used as a home office, studio, or hobby space.

Externally

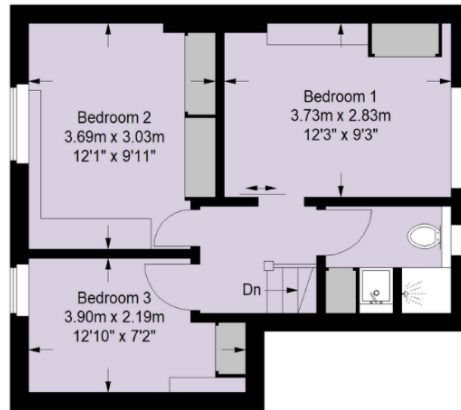
Front Garden:
Enclosed by a picket fence with a pedestrian gate, the front garden features a tiled step to the entrance porch, raised flower beds, a Victorian-style lamp post, and established tree-lined borders. A shared side pathway with the neighbouring property leads to the rear garden.

Rear Garden:
The generous west-facing rear garden is fully enclosed

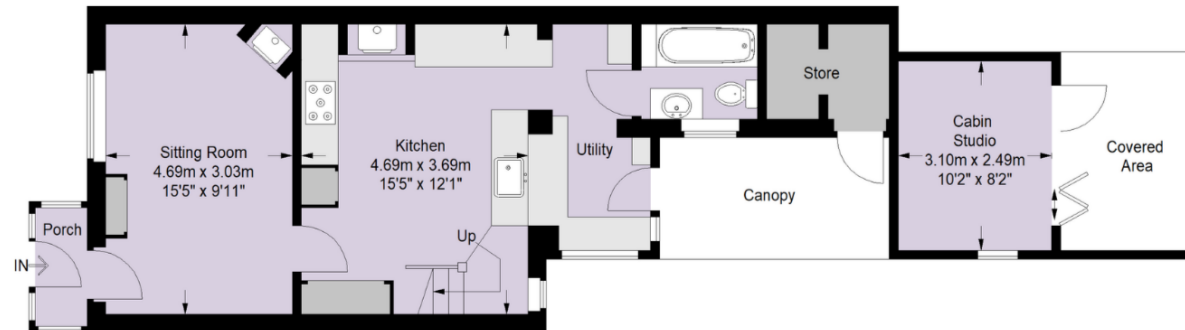
with panel fencing and concrete posts. A concrete area with a covered canopy offers a practical space for drying clothes, while a storage cupboard provides additional space. Raised decking leads to a private patio area with raised shrub borders, a central picket gate, and a pergola that opens into a second patio space. Further along is another decked area with a large canopy, ideal for a workshop or outdoor entertaining. This area also includes two sheds, a wood store, and ample space for multi-purpose outdoor use.

EPC - D
COUNCIL TAX - C
DISTRICT - NFDC





First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 43.1 sq m / 464 sq ft
 First Floor = 37.4 sq m / 402 sq ft
 Store / Cabin Studio = 11.2 sq m / 120 sq ft
 Total = 91.7 sq m / 986 sq ft

ADDISON SQUARE RINGWOOD BH24



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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	464 SQ FT
FIRST FLOOR AREA	402 SQ FT
TOTAL FLOOR AREA	986 SQ FT

COUNCIL TAX C

EPC RATING D

APPROXIMATE UTILITY COSTS

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