

## ROWAN GARDENS

Ringwood, BH24 3FL





# Offers In Excess Of: £400,000

Conveniently positioned in a quiet cul-de-sac within the popular family community of Beaumont Park in Ringwood is this fantastic three double bedroom semi-detached house. Featuring a contemporary open plan kitchen/diner and benefiting from the remainder of an NHBC warranty this beautifully maintained property also features a spacious reception room, ground floor cloakroom, an en-suite to the principal bedroom and a sunny south-westerly garden. Making for a superb family home and offered chain free this property can be viewed upon request.

 1  3  2.5  Driveway Parking

- Three Double Bedroom House
- Contemporary Kitchen/Diner
- Driveway Parking
- Chain Free
- Bright and Spacious Living Room
- En-suite Shower Room
- Within Good School Catchments
- Downstairs WC
- Private South-Westerly Facing Garden



## Entrance

Approached via a paved pathway through the front garden, enclosed by a well manicured hedgerow, the property is entered through a composite front door with obscure glazing providing natural light. The hallway benefits from wood-effect laminate flooring, a useful storage cupboard housing the consumer unit and Wi-Fi inlets, as well as a side aspect UPVC window. An alcove beneath the carpeted staircase provides further storage. Access is also given to the ground floor cloakroom, comprising of a wash hand basin and WC.

## Kitchen/Diner

The modern kitchen/diner is

fitted with white gloss base and eye level units, contrasting worktops and tiled splashbacks. A stainless steel sink and drainer is positioned beneath a rear aspect window with garden views. Appliances include a double oven, four-ring gas hob with extractor, and an enclosed IDEAL boiler. There is space and plumbing for a washing machine, dishwasher and fridge/freezer. Double doors open directly onto the rear garden, while the dining area offers ample space for a family table and chairs.

## Sitting Room

Positioned to the front of the property, the living room enjoys a bright aspect with neutral décor and wood-

effect flooring. This well-proportioned reception room offers ample space for sofa suites and furnishings.

## Landing

The first floor landing provides access to all three bedrooms, a large storage cupboard and a side aspect UPVC window with fitted blind, whilst the current owners have utilised an alcove for further storage. A hatch also gives access to the loft.

## Bedroom 1

The principal bedroom enjoys elevated views over the garden via a rear aspect double glazed window with a fitted blind. This spacious double room is further

enhanced by a contemporary en-suite shower room comprising of a walk-in tiled shower with folding glass door, wash hand basin, low level WC, matt white wall-hung towel rail and opaque window.

## Bedroom 2

Located to the front of the property, this generously sized double bedroom offers ample space for large free-standing furniture and benefits from a bright and airy feel.

## Bedroom 3

Currently utilised as a home office, bedroom three is fitted with a built-in desk and storage but also has ample space to

accommodate a single bed if desired. Featuring a laminate floor and a rear-facing window, this room is highly versatile.

## Family Bathroom

The front facing bathroom comprises of a panelled bath with shower attachment, low level WC, wash hand basin and obscure window.

## Driveway

Block-paved and located to the right of the property the drive offers tandem vehicular parking.

## Council Tax Band: D

Local Authority: New Forest

## EPC Rating: B

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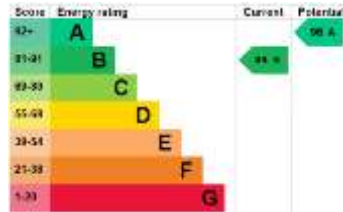


## Garden

The south-westerly facing garden features a covered patio ideal for al fresco dining and entertaining. Laid to lawn with well-kept flowerbeds and shingle pathways the garden is enclosed by wooden fencing and mature shrubbery to the rear. The outdoor space further benefits from two large garden sheds and secure gated side access.

## Location

Beaumont park sits within walking distance of the Castleman railway and a popular local country pub. Just a short walk along the Railway takes you to the bustling high street of Ringwood and all of its boutique shops, restaurants and coffee shops. Considered by many to be the heart of the New Forest National Park, Ringwood's popularity continuously seems to grow. Situated on the western edge of the New Forest, its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful Bournemouth beach and Jurassic coastline.



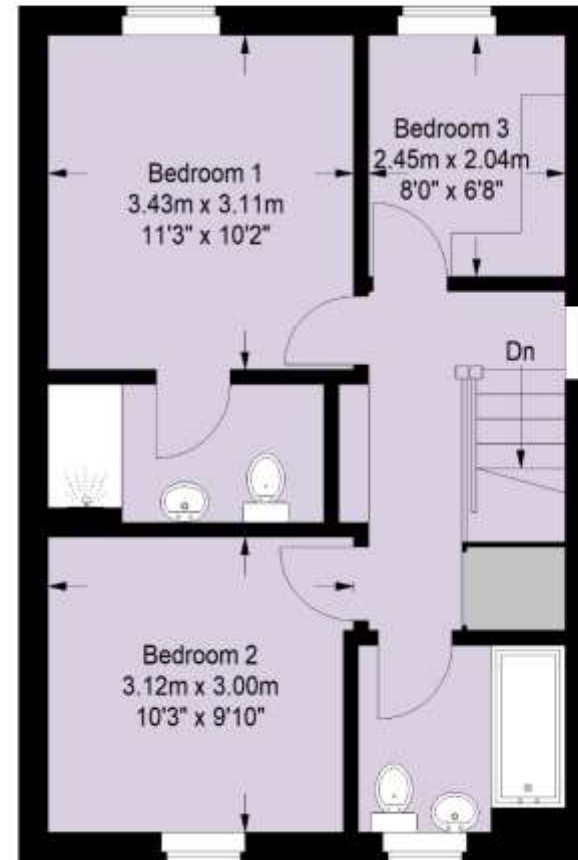
\*For Further information and viewing arrangements contact us today on 01425 561227 or check out our social media platforms @meyersestatesringwood\*





Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 43.1 sq m / 464 sq ft  
 First Floor = 42.5 sq m / 457 sq ft  
 Total = 85.6 sq m / 921 sq ft



First Floor

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