

**SALISBURY ROAD**  
Ringwood, BH24 1AS









## Offers In Excess Of: £650,000

Occupying a secluded corner plot, this well-established four bedroom detached family home has been lovingly maintained by the current owners since 1989. Tucked away in a popular residential location within highly regarded Ringwood school catchments, the property offers substantial and flexible accommodation throughout. Features include two separate reception rooms, a bright conservatory, a double garage with private driveway, spacious kitchen with utility/laundry room, a ground floor WC and a wrap-around garden

 3  4  3  Double Garage & Driveway

- Detached Four Bedroom House
- Double Garage and Driveway Parking
- Ensuite Bedroom
- Private Back Garden
- Utility/Laundry Room
- Two Reception Rooms
- Within Good School Catchments
- Downstairs WC
- Conservatory

### **Entrance**

A paved pathway leads to the main entrance, where a welcoming hallway greets you. Light-filled with windows to both sides, the hallway houses the carpeted staircase and convenient under-stairs storage. Also accessed from here is the downstairs cloakroom, comprising an opaque window, low-level WC, wash hand basin, and a radiator.

### **Living Room**

A spacious dual-aspect reception room featuring large windows to the front and side, this bright living space offers a working fireplace with a stone surround and wooden

mantel. With ample room for sizeable furniture, the living room also provides access to the south-easterly facing conservatory via sliding double glazed doors.

### **Kitchen**

The kitchen is well-proportioned and functional, fitted with shaker-style base and eye-level units, tiled flooring, and generous worktop space. High-quality appliances include a Miele double ovens and a warming drawer. A five-ring gas hob with extractor is set between two dual-aspect windows overlooking the rear garden, with a ceramic sink positioned under another garden-facing window.

Additional space and plumbing are provided for freestanding appliances including a dishwasher and fridge freezer.

### **Utility/Laundry Room**

Located just off the kitchen with direct external access to the driveway, the utility room houses the boiler and provides space for a washing machine, additional fridge, and plumbing provisions for a sink if desired.

### **Conservatory**

Accessed via doors from the living room the conservatory is currently arranged as a dining space. Enjoying

peaceful views over the surrounding garden via multiple windows the South-east facing and filled with natural light, it also allows direct access to the rear garden via UPVC French doors.

### **Sitting Room**

Located at the front of the property, this carpeted second reception room offers versatility — perfect as a formal dining room, additional family sitting area, or home office depending on needs.

### **Landing**

The first-floor landing provides access to all four

bedrooms and the family bathroom. A large airing cupboard is ideal for storing towels and linen.

### **Bedroom 1**

The generously sized primary bedroom is located to the front of the property and includes built-in wardrobes with hanging space. A fully tiled en-suite features a walk-in corner shower, low level WC, wash hand basin, opaque side-facing window, and radiator. Access to the partially boarded loft is also gained from bedroom one via a hatch

**Patrick Hester**

07581 253269

patrick.h@meyersestates.com

**Dan Godwin**

07921 630833

dan.g@meyersestates.com



**Landing**

## **Bedroom 2**

Also front-facing, this well-proportioned double bedroom offers ample space for freestanding furniture, making it a versatile room for guests or family members.

## **Bedroom 3**

This rear-facing bedroom includes built-in wardrobes and an open alcove fitted with hanging rails

## **Bedroom 4**

Enjoying a south-facing view over the rear garden, this bright and adaptable room makes an excellent fourth bedroom, nursery, or additional study space.

## **Family Bathroom**

Tiled and fitted with wood-effect flooring, the family bathroom comprises a panelled bath with shower screen and handheld attachment, wash hand basin, WC, and a side-facing window for natural light.

## **Garage & Driveway**

The detached double garage features power and lighting and is accessed via a private shingle driveway surrounded by hedgerows and mature flowerbeds. Providing ample space for and secure parking for multiple vehicles.

## **Garden**

Mature, well-manicured gardens surround the property with the private back garden enclosed by fencing and a private gate. Complete with lawn area, flowerbeds and a patio suitable for al-fresco dining and garden entertainment.

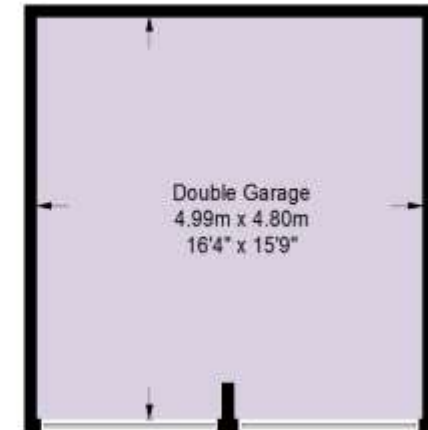
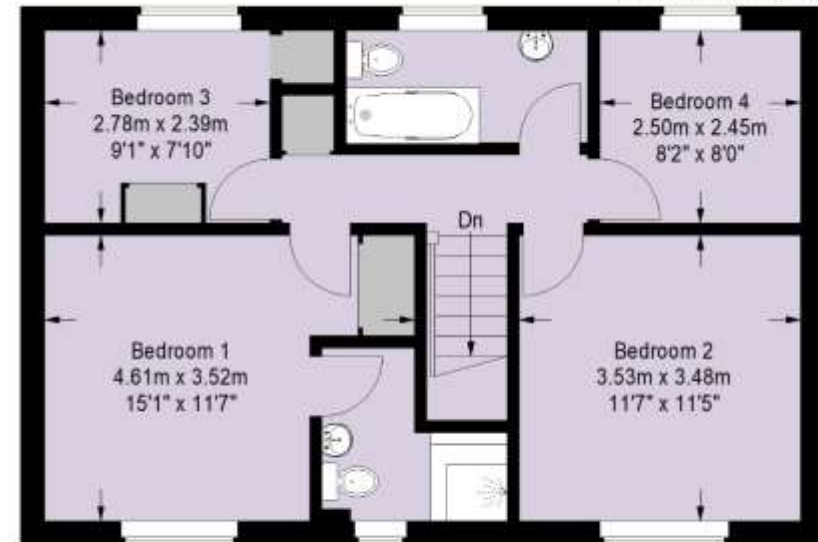
## **Location**

Conveniently located within good school catchments the property is within walking distance to Ringwood Town centre. A popular and bustling market town, 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 a short distance from the beautiful local beaches and is a 'stone's throw' from the New Forest National park.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 <b>C</b>
55-68	<b>D</b>	55 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Approximate Gross Internal Area  
 Ground Floor = 75.2 sq m / 809 sq ft  
 First Floor = 57.3 sq m / 617 sq ft  
 Double Garage = 24 sq m / 258 sq ft  
 Total = 156.5 sq m / 1684 sq ft



(Not Shown In Actual  
 Location / Orientation)

01425 561227  
[Ringwood@meyersestates.com](mailto:Ringwood@meyersestates.com)  
[www.meyersestates.com](http://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.