

## Farm Close

Ringwood | BH24 1RZ









# Offers In Excess Of: £520,000

Welcoming to the market this immaculately presented four bedroom detached house refurbished to a high standard. Situated in a quiet cul-de-sac location within walking distance to Ringwood town centre and sought after local schools this family home features a spacious living/dining area, contemporary kitchen and a conservatory. Offering versatile accommodation throughout the property also offers three spacious bedrooms upstairs, a family bathroom, option for a forth bedroom on the ground floor, WC and detached garage modernised for conversion use.

 2  4  2  Garage + Driveway

- Four Bedroom Detached Family House
- Contemporary Open Plan Living
- Detached Garage Suitable for Home Gym or Office
- Off Road Driveway Parking
- Bright and Spacious Conservatory
- Private Back Garden
- Within Good School Catchments
- Downstairs WC
- Quiet Location



## **Entrance**

Approached via a shingle driveway with parking spaces for multiple vehicles, the property is accessed via a composite front door leading to an open hallway featuring Karndean Honey Oak flooring and a newly carpeted staircase. The hallway is complete with space for shoe and coat storage and provides access to all principle rooms via newly fitted Oak farm house doors.

## **Kitchen / Dining Room**

Accessed via the hallway the large kitchen opens to the dining area to the rear, providing a spacious feel. Modernised to a high specification the kitchen

enjoys view via a double glazed window and comprises of a range of light grey gloss handleless base and eye level units with a slimline slate style worksurface, fitted with an inset stainless steel basin, drainer and mixer tap. Appliances include a five ring Neff induction hob with extractor, Neff double ovens including the slide and hide, an integral fridge/freezer, Bosch washing machine and a dishwasher. There is ample storage which includes a full height pull out larder cupboard and corner carousel base cupboard with soft close pan drawers. The boiler is also housed within the kitchen which is complete with LED downlights.

## **Living/Dining Room**

Seamlessly linked to rest of the ground floor the spacious living area also features the same oak effect flooring and enjoys views across the private back garden via UPVC double glazed French Doors. Fitted with a wood burning stove as a focal point this spacious area also benefits from an open plan dining area with hanging lighting and space for a large dining table and chairs as required.

## **Conservatory**

The spacious conservatory is a great addition, built with brick dwarf walls and a glass roof with a protective film to help eliminate excessive heat and glare. Accessed via

The dining area and featuring doors and views across the garden.

## **Downstairs W.C**

The ground floor WC is located at the entrance of the hallway and comprises a low-level WC with a corner wash hand basin, mixer tap and tiled splashback, tiled flooring and wood panelled walls.

## **Ground Floor Bedroom**

A versatile space, this double room is currently utilised as a large guest bedroom. Located on the ground floor and featuring a front aspect room could be utilised as a music/play room, study, or fourth double bedroom.

## **First Floor Landing**

Accessed via a carpeted staircase the first floor landing provides access to the three double bedrooms, family bathroom and airing cupboard. A ceiling hatch provides access to the partially boarded loft.

## **Bedroom 1**

The primary bedroom is located to the rear of the property with two windows overlooking the garden, both fitted with plantation shutters. There is ample space for a king-size bed, bedside tables, freestanding furniture and benefits from a dressing area and fitted wardrobes. This space could also lend itself to an ensuite shower room if required.

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## **Bedroom 2**

Bedroom two is located to the front aspect and is another good size double bedroom, again with space for a king-size bed, freestanding furniture and also benefits from a built-in wardrobe.

## **Bedroom 3**

The third double bedroom, also located to the front benefits from a built-in wardrobe.

## **Family Bathroom**

The spacious Family bathroom comprises an oval bath with mixer taps and shower attachments, alcove towel storage, a wall mounted towel rail, low-level WC, wash handbasin vanity unit and walk in corner shower.

## **Garage**

Converted by the current owners the detached garage offers a further versatile space suitable for multiple uses. This spacious area features a side door for access and window looking back towards the house. Complete with power, lighting and a shower designed for dog washing the garage could be a home gym, office or utility.

## **Externally**

The property is approached with a gravelled driveway which provides off road parking for four vehicles. The front garden has been planted with raised beds and a fence defines the drive way. The south westerly facing rear garden is landscaped to include decked seating areas directly off the back of the property with the main part of the garden being laid to lawn. To the rear of the garden there is a large shed and raised beds that are well stocked with wild flowers. Two side paths and gates provide access to the front of the property.

## **Additional Note**

The property has also been fitted with P.V (Photovoltaic solar panels) which provide a revenue of approx. £1000 Per Annum.

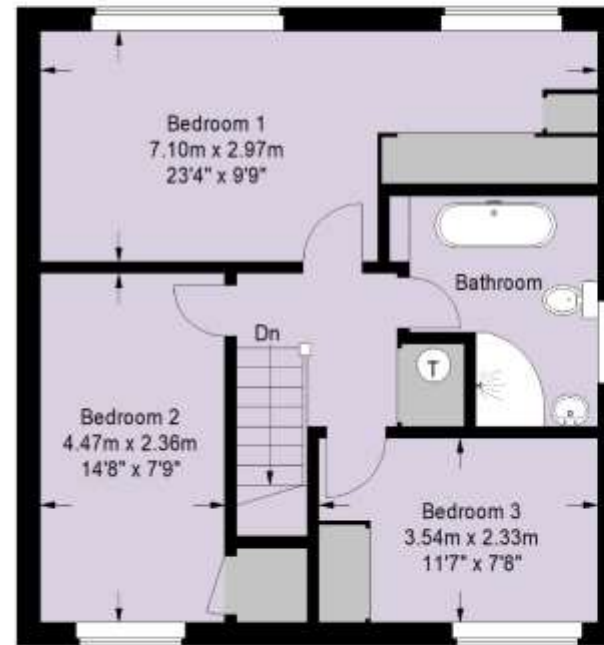
## **Location**

Located within easy walking distance of Ringwood town centre and sought after local schools. 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 beautiful local beaches and the wonderful open New Forest.



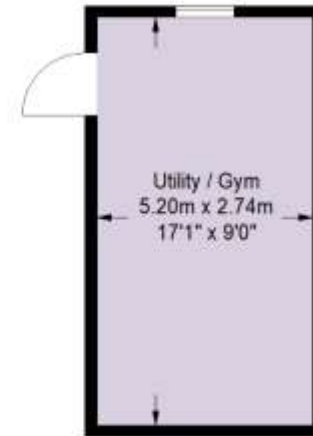
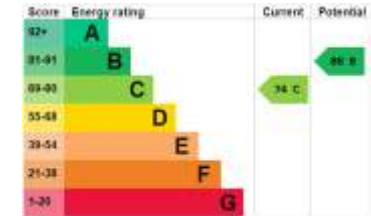


Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 72.4 sq m / 779 sq ft  
 First Floor = 53.6 sq m / 577 sq ft  
 Utility / Gym = 14.3 sq m / 154 sq ft  
 Total = 140.3 sq m / 1510 sq ft



(Not Shown In Actual  
 Location / Orientation)

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