

Woodstock Lane,
Ringwood, BH24 1DT





Guide Price: £600,000

Located in one of Ringwood `s most desirable roads within walking distance to the town centre is this beautifully remodelled and refurbished three double bedroom family home. Sympathetically designed to combine character features with more contemporary spaces the property comprises of a large open plan vaulted kitchen diner with bifold doors, leading to a decked area, utility space, downstairs WC, two reception rooms, working fireplaces, three double bedrooms, and a private back garden. Viewing highly recommended to appreciate.



- Three Double Bedroom Semi-detached Family Home
- Open Plan Kitchen/Dining/Family Room with Vaulted Ceiling
- Separate Sitting Room with High Ceilings and working Fireplace
- Large Utility/Boot Room
- Private Rear Garden with secure gated access and large shed
- Downstairs WC
- Bi-Fold doors to a large decking area suitable for Al-Fresco dining
- Stylish Décor throughout
- Walking Distance to Ringwood Town Centre and popular Schools

Entrance Hallway

Accessed via a gated entrance, a shingle area proceeds a covered storm porch with external lighting whilst an attractive panelled front door with windows provides entry to the home. The welcoming entrance hallway features terracotta floor tiles and benefits from a side aspect window whilst offering ample space for shoe storage and hanging space for coats.

Sitting Room

Found to the front of the property is a bright and spacious sitting room featuring high ceilings and profiting from sash windows with fitted shutters, characterful picture rails and a working fireplace. Complete with a calming neutral colour scheme and wooden antico flooring this versatile room is currently utilised as a large home office.

Living Room

The living room, accessed via a wooden door from the hallway is located at the centre of this charming home and features a beautiful wood burner at its core. Continuing the character features this room benefits from a Victorian style lath pulley clothes airer above the fireplace, a window to side aspect and panelled walls cleverly hide a useful understairs storage cupboard.

Kitchen/Diner

Accessed via an archway from the living room and seamlessly linked via wood affect antico flooring the bright and airy open plan kitchen diner is a showstopping space. The vaulted extension is flooded with natural light via three matching side facing windows, double Velux windows and bifold doors overlooking the private back garden.

The open plan kitchen is partially separated via a quartz worktop breakfast bar with space for barstool seating. The kitchen itself comprises of contrasting navy and white base and eye level shaker style cupboards, an inset sink with drainage board, oven, induction hob, stainless steel extractor fan, integral dishwasher and a free standing fridge/freezer.

Utility/Boot Room

Accessed via a wooden door from the dining space and located to the rear of the property is the sizeable utility room that currently houses space and plumbing suitable for separate washing machine and tumble drier. An opaque double glazed window provides light whilst the utility benefits from a large dog shower with glass panel. Additional storage is available via a cupboard which is also home to the Glowworm boiler.

Downstairs WC

Complete with tiled flooring the downstairs WC comprises of a low level WC and wash hand basin vanity unit with subway tile splashback, a wall mounted chrome towel rail, window and wall hung mirror.

First Floor Landing

The carpeted first floor landing provides access to all three bedrooms and the family bathroom. A ceiling hatch with a pull down ladder accesses the loft which has power and lighting.

Bedroom 1

The principle bedroom is located to the front of the property and enjoys views across an open lawned space via modern double glazed sash windows sympathetically designed to match the character of the home. This

spacious bedroom benefits from a built in cupboard and an alcove located next to the feature fireplace provides perfect space for further free standing wardrobes.

Bedroom 2

Bedroom two also features neutral décor and is complete with carpeted flooring. Again benefiting from picture rail detailing and a feature fireplace, this one with an oak mantle and surround. There is ample room for a large bedroom furniture as required

Bedroom 3

The third of the well-proportioned double bedrooms is located to the back of the property and enjoys elevated views of the back garden.



Family Bathroom

The contemporary family bathroom is also accessed via the landing and has been refurbished to a high standard. Fitted with patterned floor tiles and contrasting white subway tiles to half height and full length around bath/shower. The elegant bath features a shower screen with mains shower fittings, there is a WC and classic wash hand basin. Complete with modern opaque sash window and radiator with chrome towel hanging rail.

Outside Space

Access to the large private back garden can be gained via double wooden gates from the track found to the rear or via a shingle pathway located to the side of the property with a secure gate. The landscaped garden features a raised decking area accessed via the bi-fold doors. Complete with a smaller patio area,

the garden has been carefully designed to incorporate a large shed suitable for garden storage and is mainly laid to lawn with a shingle surround. The pet friendly garden is fully enclosed by board fencing and there is external sockets found to the front and back where a tap with hose attachment is also found.

Location

This well-positioned family home is conveniently situated in a quiet location within easy walking distance to the bustling market town of Ringwood. 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 local schools. Offering a great range of educational, recreational and retail facilities the area also profits from easy access to

commuter routes. There are mainline train stations and international airports at Bournemouth and Southampton and Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

Woodstock Lane is a private road, two private parking spaces can be found at the front of the property and additional unallocated parking can be found to the back.

Tenure:

Freehold

Council Tax Band:

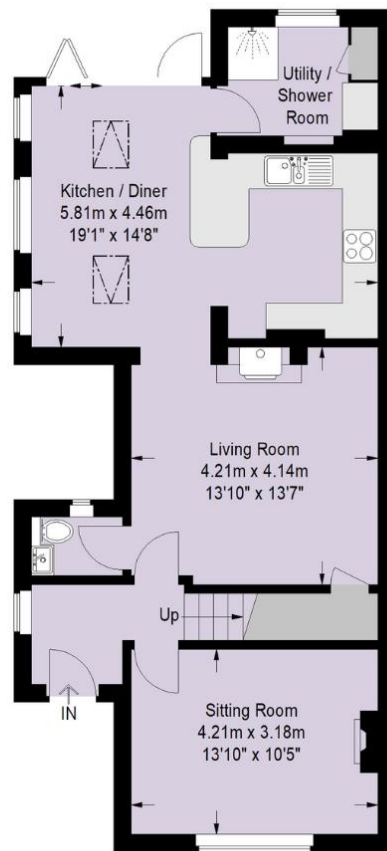
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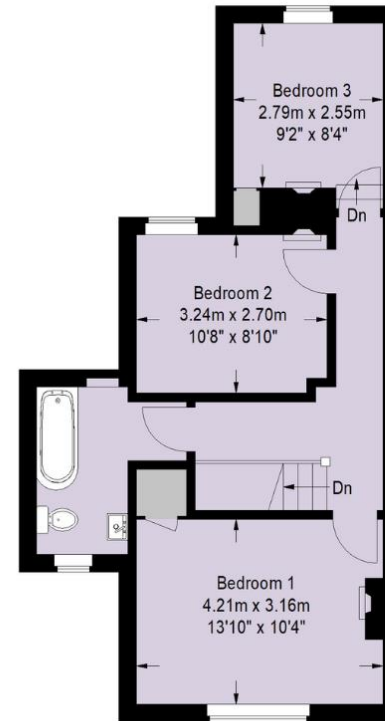
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Ground Floor



First Floor

WOODSTOCK LANE
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	739 SQ FT
FIRST FLOOR AREA	513 SQ FT
TOTAL FLOOR AREA	1252 SQ FT
COUNCIL TAX	C
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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.

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