

## OLD BARN CLOSE

Ringwood, BH24 1XF







# Offers In Excess Of: £375,000

A beautifully presented three bedroom semi-detached house located in a quiet cul-de-sac within popular Ringwood school catchments. Offering bright and spacious accommodation throughout this modern family home comprises of a large living/dining room, kitchen, three bedrooms, a contemporary bathroom, downstairs WC and garden office. Complete with a private garden and large driveway suitable for multiple vehicles this fantastic property must be viewed to be appreciated.

 1  3  2  Driveway

- Three Double Semi Detached House
- Large L-Shaped Living/Dining Room
- Large Driveway with parking for Multiple Vehicles
- Private Back Garden
- Downstairs WC
- Laundry Area Under Stairs
- Within Good School Catchments
- Garden Office
- Quiet Cul-De-Sac Location



## Entrance

Approached via a shingle driveway with a concrete pedestrian path, a private front door leads to the entrance hall which is fitted with stylish grey carpets and features a Nest thermostat for modern heating control. A carpeted staircase provides first floor access whilst there is useful open under-stairs storage currently utilised as a laundry area with space and plumbing for freestanding washing machine and tumble drier.

## Kitchen

Located to the rear of the rear of the property and accessed via the hallway or

the dining area of the living room is the spacious kitchen. Fitted with washed wood-effect flooring, wooden base and eye level cupboards and two useful pantry-style storage cupboards. A stainless steel sink and drainage board sit beneath a window overlooking the back garden and there is a freestanding oven and dishwasher, with space for a large fridge/freezer adjacent to the back door, which provides direct garden access.

## Downstairs WC

Conveniently located on the ground floor, the cloakroom features a low-level W.C., wash hand basin with vanity unit, and an opaque window

## Living Room

Accessed from the hallway, the bright and spacious L-shaped lounge/diner enjoys a double aspect with large double glazed windows to the front and rear, providing an abundance of natural light. The generous proportions allow for multiple furniture arrangements, creating a versatile and comfortable living and dining space.

## Landing

The carpeted first floor landing houses a large built-in storage cupboard and loft access via a pull-down ladder. The recently fitted combi boiler is located in the partially boarded loft which also has power.

## Bedroom 1

Bedroom one is a spacious double room with ample space for freestanding wardrobes and hanging shelves. A gas central heating radiator provides warmth and the room enjoys a pleasant elevated outlook of the back garden.

## Bedroom 2

A generous and bright double bedroom located at the front of the property. Well-proportioned and full of natural light.

## Bedroom 3

A smaller double room also located to the front, ideal for a child's bedroom or study. It features a cleverly

designed alcove with fitted hanging rails for storage.

## Family Bathroom

The modern bathroom is fully tiled and comprises a panelled bath with shower screen, vanity unit with sink, low level W.C., chrome towel rail and an opaque double glazed window for privacy and ventilation.

**Tenure:** Freehold

**Council Tax Band:** C

**Local Authority:** New Forest

**EPC Rating:** C



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## Garden

The west-facing rear garden is predominantly laid to lawn, providing a great family-friendly outdoor space. A corner patio features porcelain tiles and offers the perfect setting for al fresco dining or lounging, with a large shed to the right-hand side and a secure side gate for external access. The garden is enclosed by a combination of board fencing and trellis for privacy and greenery.



## Garden Office

Positioned at the right of the garden, the brick-built office is ideal for those working from home. Complete with a UPVC entrance door and eye-level double-glazed windows, this private space offers ample room for a desk and chair, making it a practical year-round workspace.

## Location

The property is extremely well positioned in a convenient location just a short walking distance from Ringwood Town Centre and the sought after Ringwood Schools. The bustling market town of 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 just a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

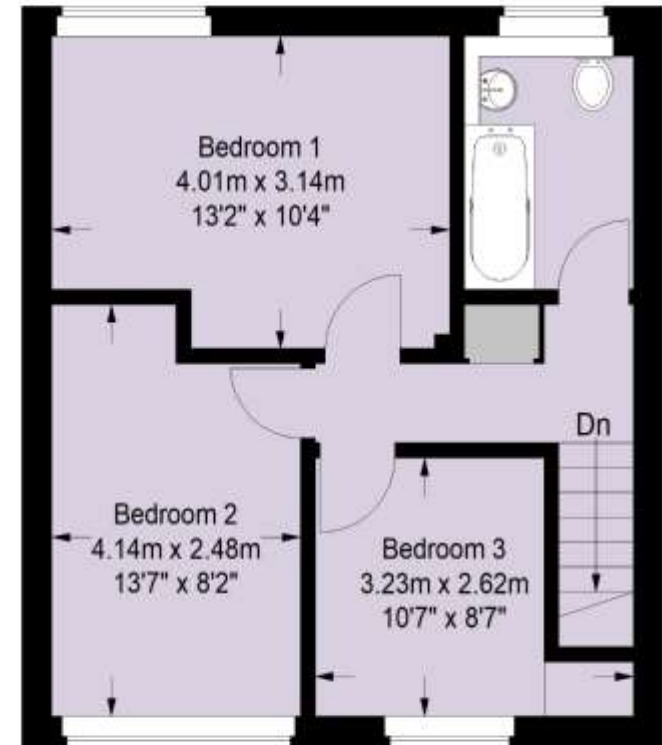
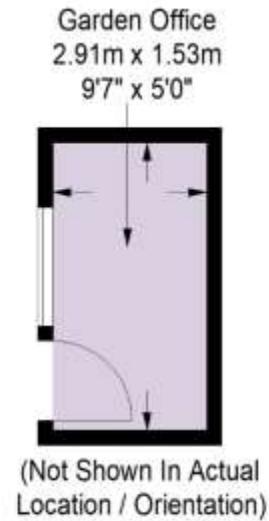
\*For Further information an viewing arrangements contact us today on 01425 561227 or check out our social media platforms @meyersestatesringwood\*





Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 45.5 sq m / 490 sq ft  
 First Floor = 40.1 sq m / 432 sq ft  
 Garden Office = 4.5 sq m / 48 sq ft  
 Total = 90.1 sq m / 970 sq ft



First Floor

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