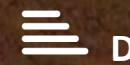




22 Ringwood Road
St. Ives, Ringwood, BH24 2NZ

£735,000



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St. Ives, Ringwood, BH24 2NZ

BEAUTIFULLY PRESENTED DETACHED RESIDENCE WITH STUNNING DETACHED ANNEXE

Stunningly presented to the highest decorative standard, The St Quintin Property Group are delighted to offer to the market this large 4/5 bedroom, 2/3 reception detached family home complete with double garage, set on a large plot with the benefit of a modern kitchen, stunningly presented bathrooms, newly constructed external office and a large detached annexe. The first floor boasts four good sized bedrooms (1 en suite) with stunning architectural features whilst the study on the ground floor doubles up as a good sized fifth bedroom if required. To the front of the property there is ample off-road parking for numerous vehicles with a double archway leading to the rear. The rear has been extensively landscaped to include a raised patio area with views across the large garden that is predominantly laid to lawn, surrounded by high level fencing and with the benefit of a timber constructed summer house and a newly constructed detached annexe. Located a stones throw from the A31 with excellent commuter links to Southampton and London, this delightful property is only five minutes from the popular market town of Ringwood. This property truly needs to be viewed to fully appreciate its entirety, please contact us for more details.





- | | |
|---|---|
| Sitting Room
13'3" x 17'1" (4.04 x 5.21) | Bedroom 3
10'0" x 10'2" (3.05 x 3.10) |
| Study / Bed 5
10'4" x 8'2" (3.15 x 2.5) | Bedroom 4
Office (external)
12'6" x 10'9" (3.83 x 3.30) |
| Dining Room
10'11" x 10'0" (3.35 x 3.06) | Double Garage
18'6" mx 18'2" (5.66 mx 5.56) |
| Kitchen
10'11" x 11'0" (3.35 x 3.36) | Detached Annexe (bedroom)
12'4" x 11'2" (3.76 x 3.41) |
| Utility
6'5" x 8'5" (1.98 x 2.58) | Detached Annexe (living room/ kitchen)
20'6" x 13'3" (6.26 x 4.05) |
| Office | |
| Bedroom 1
10'11" x 12'4" (3.35 x 3.76) | |
| Bedroom 2
13'4" x 11'8" (4.07 x 3.57) | |

Viewing

Please contact our StQ Property Group Office on 0120287723 if you wish to arrange a viewing appointment for this property or require further information.

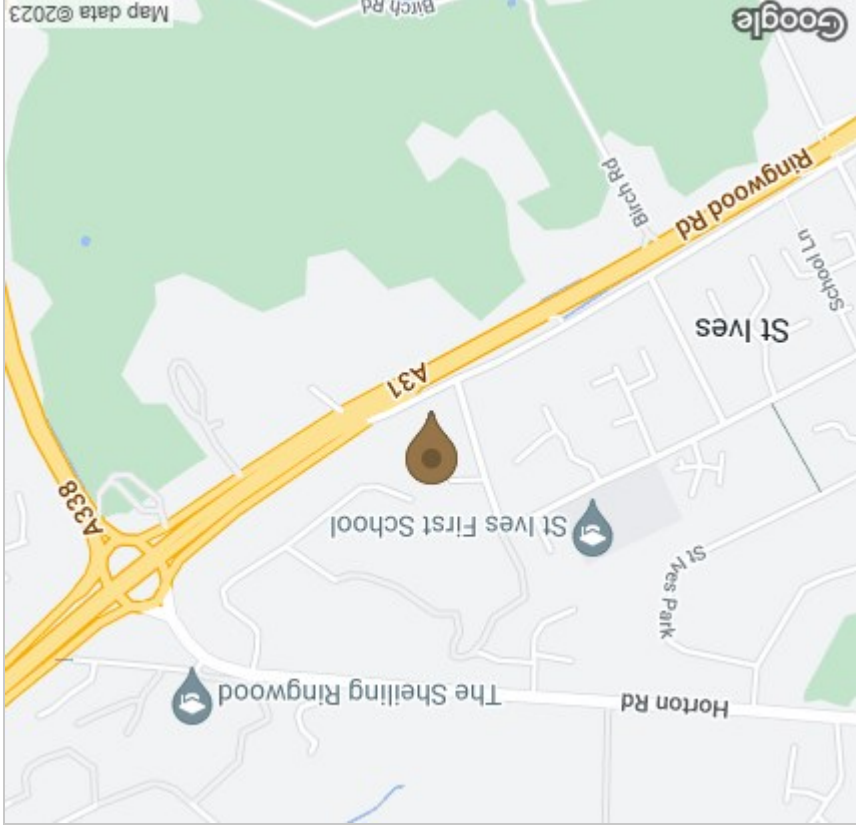
Total area: approx. 248.0 sq. metres (2669 sq. feet)
 Your agent has made every effort to ensure the accuracy of this floor plan. Measurements of rooms (bedrooms, rooms and any other areas) are approximate and responsibility is taken for their correctness in measurement. This plan is for illustrative purposes only and should not be used as a basis for any purchase offer. The services shown and appliances shown are not guaranteed and should be verified by the purchaser before completion of the purchase. The services shown and appliances shown are not guaranteed and should be verified by the purchaser before completion of the purchase.



Approx. 69.4 sq. metres (747.3 sq. feet)



Approx. 178.6 sq. metres (1922.3 sq. feet)



Area Map

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	79
Potential	65

Energy Efficiency Rating

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.