



Beggars Roost, 11 Davids Lane, Ringwood, BH24 2AW



An impressive, detached home offering particularly spacious accommodation set on a plot approaching 0.3 acres in a highly sought after location close to Avon Castle.

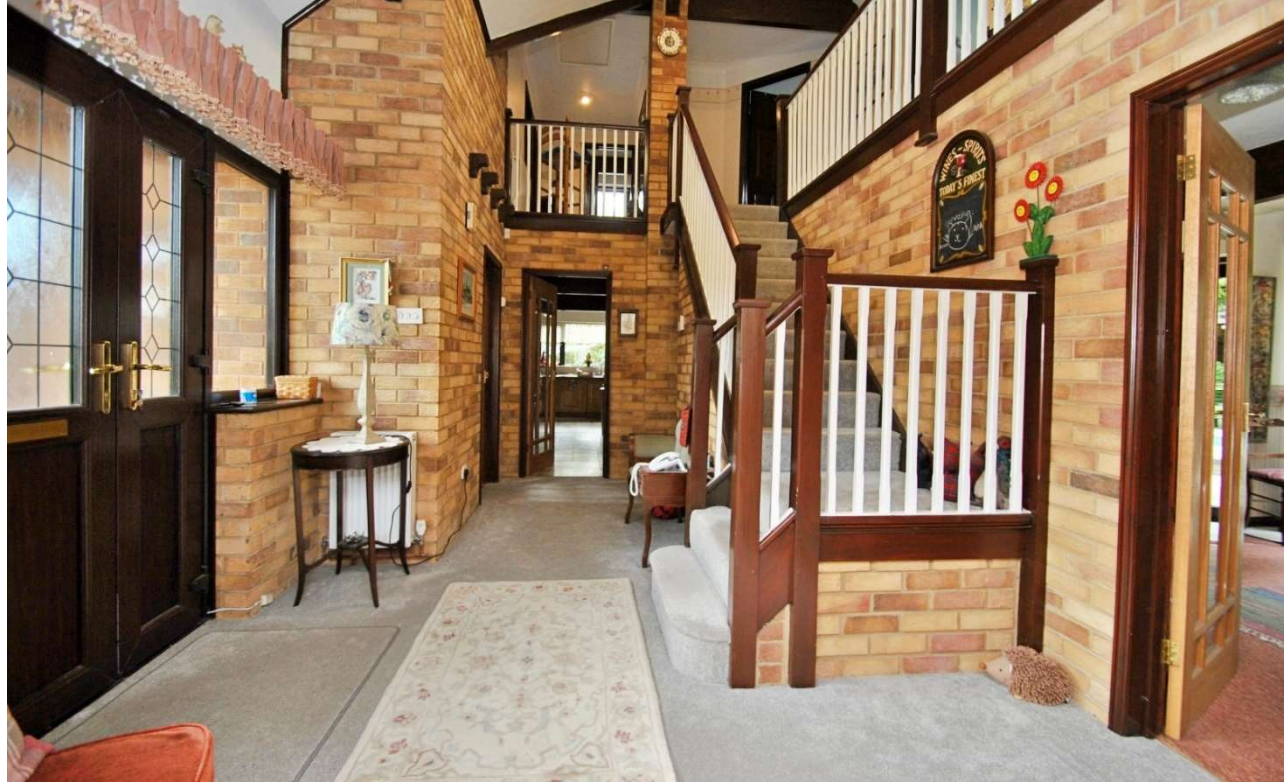
- Approx 3,300 sq ft (including garaging)
- Unique, individual home
- Vaulted reception hall and galleried landing
- 5 bedrooms, 3 bath/shower rooms
- 3 reception rooms
- First floor study and games room
- Double garage
- Heated swimming pool
- Secluded gardens
- Garden summer house
- Driveway parking for several vehicles
- Close to Ringwood and the New Forest

ASKING PRICE:

OIEO £1,000,000 (Freehold)

EPC RATING:

Band - C







Location

The property is situated along Davids Lane, a highly sought after location, made up of large, detached homes all well set apart along a tree lined road. It lies between Avon Castle and Ringwood, just over 1 mile distant. Ringwood is a vibrant market town offering an excellent range of shops and amenities and is a gateway to the New Forest. The property is also well located with easy access to the A31 and A338, ideal for commuters.

Property Description

This striking home is an impressive, detached house that offers circa 3,000 sq ft of accommodation, providing a good deal of flexibility, nestled in secluded gardens. Whilst beautifully presented and well maintained the property does now offer some scope for modernisation.

The accommodation briefly comprises; a stunning reception hall with a vaulted ceiling and galleried landing with exposed brick work. Double doors lead to the sitting room with triple aspect windows, including patio doors out to the garden and a feature brick built fireplace.

The traditional kitchen breakfast room offers a comprehensive range of base and eye level units with a matching dresser, breakfast bar plus a fitted dishwasher. There is a range cooker and double fridge freezer available subject to negotiation. A brick archway connects the separate dining room which also has sliding patio doors to the garden and a further fireplace.

Furthermore on the ground floor is a utility room, snug and on en-suite bedroom.

Upstairs there are 4 bedrooms, bedroom 1 includes fitted wardrobes and an en suite bathroom with a full five piece suite. Bedrooms 2 and three also include fitted wardrobes. The family bathroom comprises a 5 piece suite including a spa bath.

Also on the 1st floor is the study which connects to the adjacent games room, either of these rooms could be arranged as additional bedrooms.

From the landing there is access to the large, boarded loft space with an electric loft ladder.





Outside

The property is set in grounds approaching 0.3 acres, accessed via a shingle driveway providing parking for several vehicles and access to the garage.

The garage has an electric up and over door and also houses the gas fired boiler together with the pump and filter for the swimming pool and a water softener.

The front gardens are mainly laid to planted borders and there is a water feature with a water fall.

The rear and side gardens enjoy a good degree of seclusion. Along the rear of the house is a large resin bond patio area with an inset heated swimming pool (heated via an electric heat exchanger).

Adjacent to the pool a modern timber summerhouse (3.7m x 2.8m).

The rest of the garden is laid mainly to lawn bound by planted borders and mature trees. There is a further timber summer house/garden store set within a separated fenced area.

Additional information

Connected to mains services

Council tax band - G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: approximately 308.0 m² ... 3315 ft²
All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk