



WATTONS LANE
RINGWOOD, BH24 2DG



PRICE GUIDE £825,000

- SIZEABLE PLOT
- HOME/INCOME POTENTIAL
- MODERNISED DETACHED HOME
- 3 DOUBLE BEDROOMS
- SUBSTANTIAL DRIVEWAY
- LARGE SUMMERHOUSE
- OUTDOOR POOL
- GENEROUS OUTBUILDINGS/GARAGES
- SIDING ONTO HEATHLAND
- CLOSE TO COMMUTER LINKS

This exceptional detached family home presents a unique opportunity for those seeking a blend of CHARACTER AND MODERN LIVING. The property boasts THREE SPACIOUS DOUBLE BEDROOMS and a well-appointed shower room, making it ideal for families or those who appreciate GENEROUS LIVING SPACES.



Upon arrival, you are greeted by a substantial driveway accessed through a five-bar gate, providing ample parking and leading to a barn/garage, an additional garage, a workshop, and a delightful summerhouse at the rear of the garden. The summerhouse, historically arranged as a studio with a shower room, offers versatile options for use, whether as a creative space or a guest retreat.

Stepping inside, the generous internal porch provides a welcoming entrance, with ample room for coat storage. The heart of the home is the beautifully fitted grey gloss kitchen, complete with stone worktops and a breakfast bar, which flows seamlessly into the lounge/dining room. This substantial triple-aspect room is bathed in natural light and features French doors that open onto a side patio, allowing for picturesque views of the garden.

Upstairs, the three double bedrooms are well-proportioned, with the master bedroom enjoying dual aspect views. A storage cupboard, previously a cloakroom, adds to the practicality of the space. The modern shower room is a standout feature, showcasing a large walk-in shower and fully tiled walls and floor.

The outdoor space is equally impressive, with a majority of the garden laid to lawn and surrounded by close-board timber fencing, ensuring privacy. A highlight of the garden is the outdoor pool, perfect for summer relaxation and entertaining. With numerous outbuildings, including a barn/workshop and additional storage options, this property is a true gem for those seeking a blend of comfort, style, and functionality siding onto Heathland.

Additional Information

Energy Performance Rating: E

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & detached garages

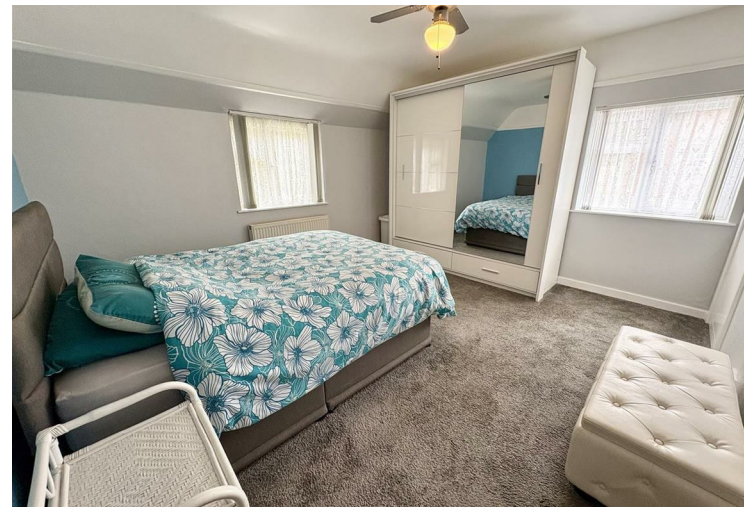
Agents note: The vendor informs us there would be a shared maintenance cost of the private road between the 4 houses if required

Utilities: Mains electricity, oil heating & gas bottles for the hobs, mains water

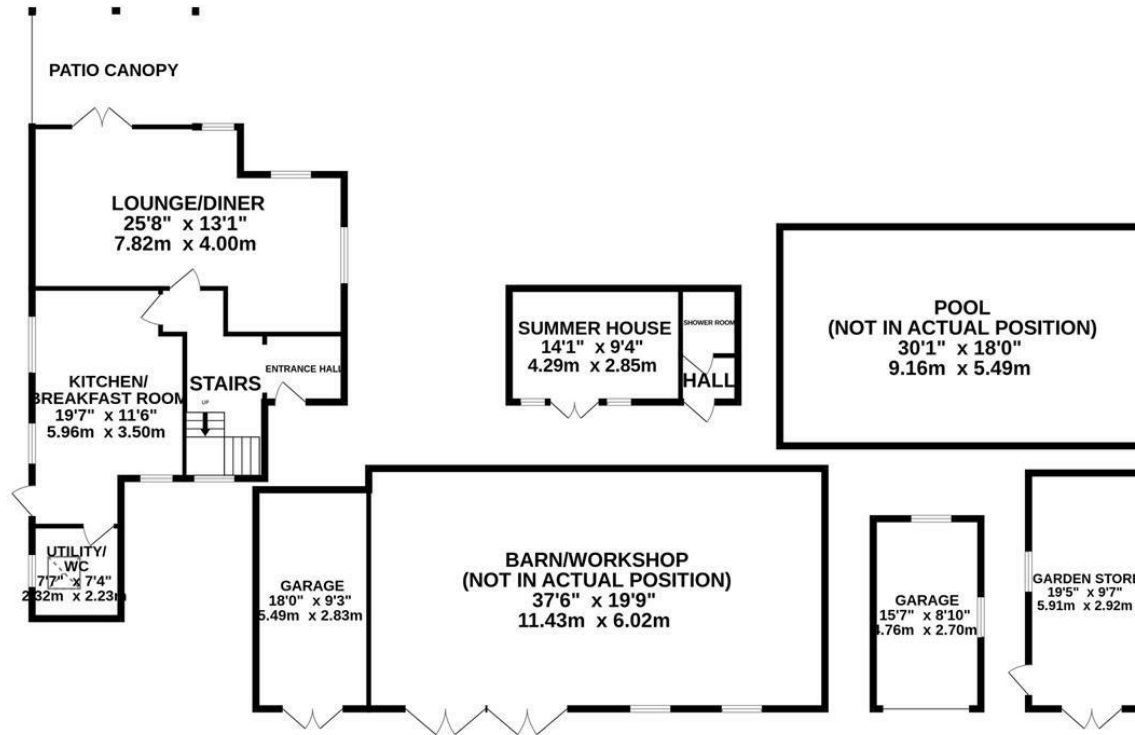
Drainage: Septic tank & sewerage treatment plant owned and operated by Bournemouth water on their land

Broadband: Refer to Ofcom website

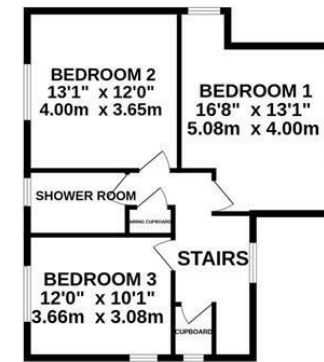
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
2829 sq.ft. (262.8 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 3443 sq.ft. (319.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595