



Symonds  
& Sampson

Ringwood Road  
Longham, Dorset.

# 57

Ringwood Road  
Longham  
Longham  
BH22 9AA



- A stunning Grade II listed character cottage
- Sublime location with local Lakes and River walks
- A detached double garage/carport, workshop or garden room
- Three bedrooms, two reception room, two bathrooms
- Beautiful secluded South West gardens with a pergola, ample parking and views
- A country style kitchen with a separate utility room
  - Close to M&S Food Hall and amenities

Guide Price £500,000

Freehold

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## THE PROPERTY

A stunning detached cottage with an abundance of charm, character and historical features. The cottage is deceptive in size with a splendid private south west facing garden offering wonderful local walks and easy access to large towns. With a double garage/carport and a large garden room.

## ACCOMMODATION

A quaint porch gives access to the dining room with the main wood burning fire. This room could be used as a snug, office, playroom etc. From here the main sitting room has a lovely central wood burner. The kitchen is situated at the rear of the cottage with views over the gardens and has a separate utility room and W/C. On the first floor are three bedrooms with the principal room having fitted furniture and en-suite facilities. The main bathroom completes the accommodation.

## OUTSIDE

A large driveway with wooden security gates provides parking for numerous vehicles and in turn leads to the covered detached double carport with a large loft and a superb garden room/workshop/hobbies area. Immediately abutting the home is a lovely red brick patio, a large lawn area and a pergola with a stunning rose climber coupled with a brick workshop/outbuilding. The garden is awash with seasonal colour.

## SITUATION

Situated in Longham only a short stroll from the River Stour & Longham Lakes, which provide the most exquisite walks and wildlife. The cottage has easy access to local amenities, large supermarkets including a M&S food hall, with Ferndown, Poole and Wimborne only being a short drive away. Access to London Waterloo, Winchester and Basingstoke is found via the A31 again a few minutes drive away.

## DIRECTIONS

What three words /// Salads.light.bother

## SERVICES

All mains services, Gas fired central Heating  
Grade II Listed. EPC Rating - D  
Council Tax Band - E

## MATERIAL INFORMATION

Superfast broadband available and all mobile networks available





## Ringwood Road, Longham, Ferndown

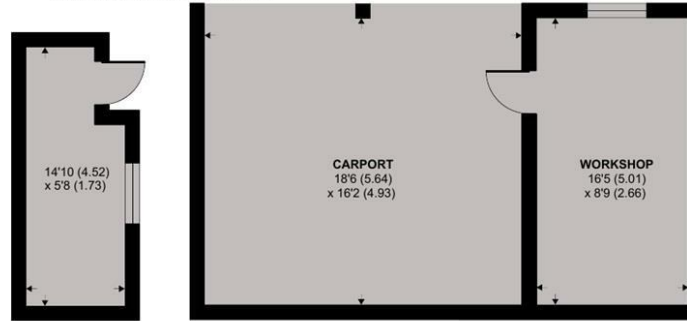
Approximate Area = 1184 sq ft / 109.9 sq m (excludes carport)

Outbuildings = 219 sq ft / 20.3 sq m

Total = 1403 sq ft / 130.2 sq m

For identification only - Not to scale

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (91-100) A                                  |         | 82        |
| (81-90) B                                   |         |           |
| (71-80) C                                   |         |           |
| (61-70) D                                   |         |           |
| (51-60) E                                   |         |           |
| (41-50) F                                   |         |           |
| (31-40) G                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



OUTBUILDING 2

OUTBUILDING 1



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1236191



WIM/NW/JAN24 REVISEDAPR25



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