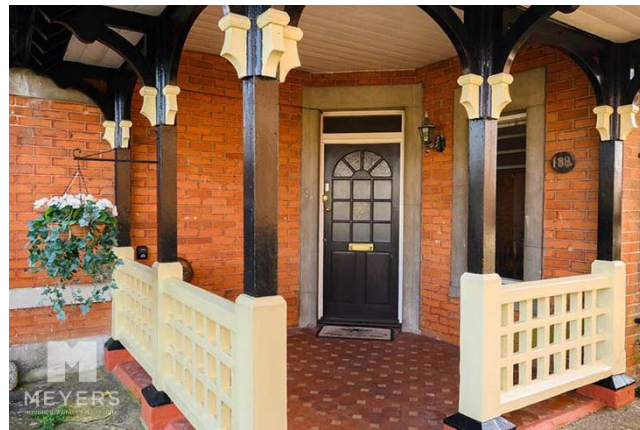


# SOUTHAMPTON ROAD

RINGWOOD | HAMPSHIRE | BH24 1JG



**MEYERS**  
MOVING BEYOND EXPECTATIONS



# Guide Price: £500,000

Offered to the market for the first time in approximately 90 years, this charming semi-detached period Victorian home presents a truly rare opportunity. Rich in character and defined by elegant architectural details and generous proportions, it has been lovingly held for generations — a testament to its warmth and enduring appeal. Complemented by a large south-facing garden and versatile family accommodation. Scope for further improvement and extension subject to the necessary planning permissions. The property also enjoys convenient access to Ringwood town centre and the well-regarded local schools and benefits from no chain.

 2  3/4  1  1 + Garage

- Victorian Home dating back to CIRCA 1897
- Three/Four Bedrooms
- Scope for Improvement and Extensions (STPP)
- Kitchen/Breakfast Room
- Sitting Room and Separate Dining Room
- Modern Wet Room Shower
- Generous South Face Plot – Approx 110 ft
- Garage and Off Road Parking
- Ringwood and Poulner School Catchment
- Short Walk to Ringwood Town Centre – NO CHAIN

## Entrance Porch and Hallway

The property is immediately distinguished and welcomed by its original open porch, featuring Victorian tiled flooring, decorative balustrades, and elegant arched hardwood railings. There is space for a bench or seating area, creating a charming first impression befitting this wonderful Victorian home. A partially glazed wooden door opens into the entrance hallway, which provides access to all ground floor accommodation and stairs rising to the first floor. There is useful under-stairs storage ideal for coats and shoes.

## Sitting Room

Located to the front

elevation, the sitting room benefits from a large picture window offering a pleasant outlook and plenty of natural light. A gas fireplace forms an attractive focal point, complete with a wooden mantel surround and granite hearth.

## Dining Room/Bedroom Four

Accessed from both the hallway and the kitchen/breakfast room, the dining room enjoys a triple aspect with views over the front garden, rear garden, and side elevation, flooding the room with natural light. There is space for a six- to eight-seat dining table and chairs. A fireplace recess provides the option for a wood-burning stove or electric fire, if desired. This versatile room

could alternatively be used as a fourth ground floor double bedroom.

## Kitchen/Breakfast Room

Situated to the rear of the property, the kitchen/breakfast room is a bright and spacious area. The breakfast space comfortably accommodates a six-seat dining table and features a gas fireplace with back boiler, tiled surround, and hearth. An opening leads into the kitchen area, fitted with a range of wall and floor units complemented by contrasting work surfaces. There is a stainless steel sink with traditional-style taps, tiled splashbacks, and a window overlooking the garden. Appliances include a single oven and grill over, gas hob with extractor over, and a

walk-in pantry with rear-facing window, providing additional storage. Laminate flooring runs throughout. A partially glazed door leads to the rear porch, which has wood-panelled walls, a double-glazed window, and a partially glazed UPVC door to the garden.

## First Floor Landing

Stairs rise to an impressive vaulted gallery landing, flooded with natural light from a Velux window. Original features include an oak handrail, newel posts, and decorative spindles. The landing provides access to all three bedrooms and the family shower room. An airing cupboard houses the water tank and offers linen shelving. A barn-style door within the vaulted apex provides access to a loft storage area.

## Bedroom 1

A spacious double bedroom located to the front elevation, featuring a charming box bay window and part wood-panelled walls. There is ample space for a king or super king-size bed and freestanding furniture.

## Bedroom Two & Dressing Room/Study

Bedroom two is a generous double room positioned to the rear, enjoying views over the south-facing garden. There is ample space for a double or king-size bed and additional furniture. This bedroom connects to a further double room, which is also accessible from the landing and features a side-facing window. This versatile

space could be used as a dressing room, study, teenager's sitting room, or games room.

### **Bedroom 3**

A single bedroom with a side-facing window and space for a freestanding wardrobe.

### **Shower Room**

The upgraded shower room has been converted into a wet room. It features an electric Mira shower with handheld attachment, fully tiled shower enclosure, low-level WC, and wash hand basin with mixer tap and tiled splashback. Wood-panelled walls and an opaque opening window to the side elevation completes the space.

### **Garage**

A single garage with double opening doors to the front and a shingled parking space.

### **Externally**

#### ***Front***

The property is approached via a pedestrian wrought iron gate with rail fencing. A pathway with shingled borders leads to the Victorian porch. The front garden is enclosed with fencing and includes side access to the rear.

#### ***Rear***

The south-facing rear garden is a superb size (approx 110ft) and ideal for outdoor living. A patio area directly off the kitchen/dining room provides the perfect setting for alfresco dining. Beyond this lies a lawned area with a pathway

leading to the rear of the plot where the garage and parking area are located. The garden is thoughtfully sectioned with raised beds, a greenhouse, and a garden shed. It is enclosed by fencing on both sides, with a pedestrian gate leading to the driveway. A useful gardener's WC is positioned along the side elevation of the property.

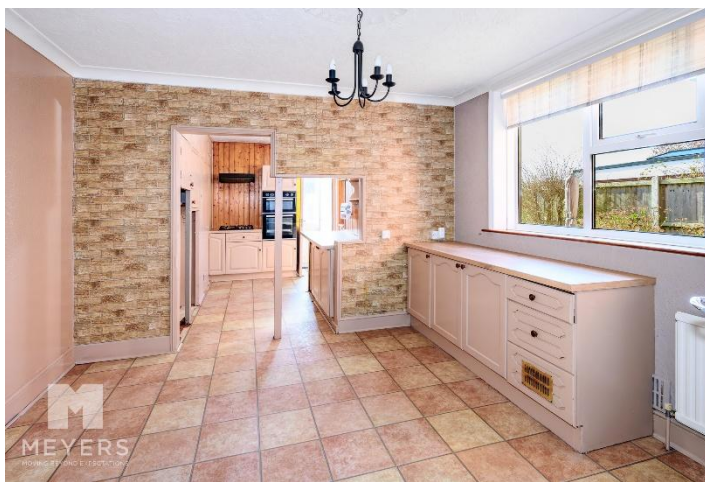
### **Location**

The property is extremely well positioned in a sought after residential location within walking distance from Ringwood Town Centre and Ringwood Academy School. The bustling market town 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.

\*The property is being sold with a grant of probate - Viewings by appointment only\*

**Tenure** – Freehold  
**EPC** – E  
**COUNCIL TAX BAND** - D





Ground Floor

First Floor



SOUTHAMPTON ROAD  
 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	711 SQ FT
FIRST FLOOR AREA	688 SQ FT
TOTAL FLOOR AREA	1558 SQ FT
COUNCIL TAX	D
EPC RATING	E
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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