

BREWERS KEEP

CHRISTRCHURCH ROAD | RINGWOOD | BH24 3AH





Asking Price: £275,000

Built in 1752, Brewers Keep is a unique Grade II listed property rich in history and period appeal. This spacious three-bedroom split-level maisonette offers over 1,200 sq ft of accommodation and is conveniently located within walking distance of Ringwood town centre. Originally built as a coaching inn, it provided a stopping point for travellers and their horses on journeys to and from Christchurch and Ringwood Market. The current owners have occupied the home for almost nine years and have cherished its wealth of original features and fascinating heritage. A truly special home, complemented by the New Forest on the doorstep and close proximity to the highly regarded Ringwood schools.

 2  3  1  2 Allocated Spaces

- Grade II listed period maisonette dating back to 1752
- Three double bedrooms arranged over two floors
- Approx 1,160 sqft of characterful accommodation
- Exposed beams and original period features throughout
- Two spacious reception rooms including separate dining room
- Pleasant views from upper-floor bedrooms
- Two allocated parking bays nearby
- Walking distance to Ringwood town centre and local amenities
- Approx 192 years on the lease with no ground rent or service charges
- Includes freehold ownership of the building

Entrance Lobby

A partially glazed front door leads into the shared entrance lobby with tiled flooring and storage. A further private entrance door opens into an additional lobby area with space for coats and shoes. The current owners utilise a freestanding storage cupboard.

First Floor Landing

Stairs rise from the entrance lobby to the first-floor landing, which provides access to the principal accommodation. There is a useful airing cupboard housing the hot water cylinder, together with additional under-stair storage.

Sitting Room

A welcoming reception room centred around an attractive feature fireplace. Built-in shelving and alcove storage provide practical solutions, while a large rear-facing window fills the room with natural light and enjoys pleasant views over the rear aspect.

Kitchen

Located at the rear of the property, the kitchen is fitted with a range of shaker-style wall and base units complemented by contrasting worktops. Features include a mid-height oven, gas hob, one-and-a-half bowl sink with drainer positioned beneath the window, tiled splashbacks and tiled flooring. There is space and plumbing for a

a washing machine, tumble dryer, dishwasher and under-counter fridge. The boiler is neatly housed within the room.

Dining Room

A spacious dining room with ample space for a six to eight-seater dining table and chairs, making it ideal for family meals and entertaining. The room also benefits from a useful study alcove and an attractive cast-iron fireplace. A front-facing window provides pleasant outlooks and natural light.

Family Bathroom

Finished in a traditional style, the bathroom features tiled flooring, part wood-panelled walls, a low-level

WC, pedestal wash hand basin and a panelled bath with shower over. A glazed shower screen and tiled surrounds complete the room.

Bedroom 3

A versatile and generously proportioned room currently used as a playroom. Equally suited as a third double bedroom, guest room, home office or even the principal bedroom if preferred, offering excellent flexibility to suit a variety of lifestyles.

Second Floor Landing

Stairs from the first floor landing rise to the second-floor landing, which provides access to bedrooms one and two. A window allows natural light into the space, while an

alcove shelf offers an attractive display area.

Bedroom 1

A spacious principal bedroom enjoying views over the rear elevation. The room comfortably accommodates a king or super king-size bed alongside freestanding furniture. Additional benefits include a walk-in wardrobe area and access to useful attic storage.

Bedroom 2

Another generously sized double bedroom with space for a king-size bed and additional furniture. The room also enjoys a pleasant rear aspect and offers ample space for a range of bedroom furnishings.

Parking

The property has two allocated parking bays which are located to the rear of the property, accessed via the side street. On street parking is also available opposite the property.

Location

The property is extremely well positioned within walking distance from Ringwood Town Centre and Ringwood Academy School with easy access to the castleman trailway. 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure – Freehold

Lease – Approx 192 Years Remaining

Service Charge - £0

Ground Rent - £0

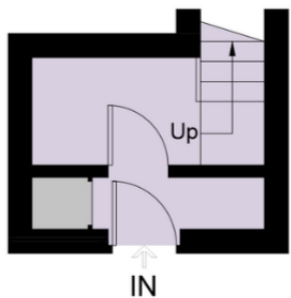
EPC – D

COUNCIL – New Forest District

COUNCIL TAX BAND - B



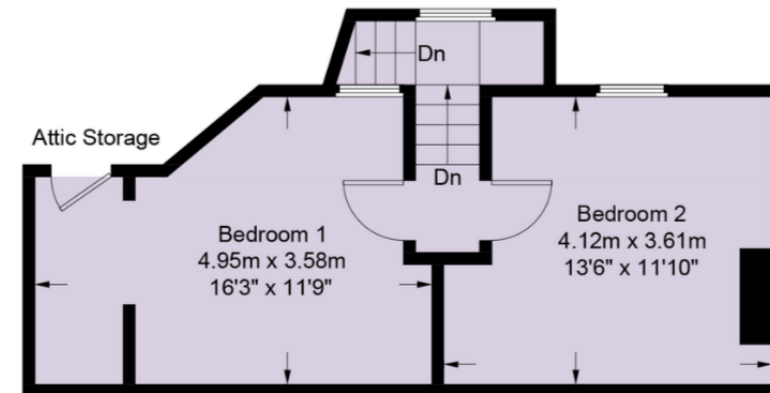
Approximate Gross Internal Area
 Ground Floor = 4.2 sq m / 45 sq ft
 First Floor = 70.1 sq m / 754 sq ft
 Second Floor = 33.2 sq m / 357 sq ft
 Total = 107.5 sq m / 1156 sq ft



Ground Floor



First Floor



Second Floor



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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.