



HEARNES

WHERE SERVICE COUNTS

Duck Island Lane, Ringwood, BH24 3AA

Guide price £525,000

A beautifully presented three double bedroom semi detached character cottage, set within superb, landscaped gardens, offering generous living space, extensive parking, and several useful outbuildings, the property enjoys an enviable position just moments from wonderful countryside walks at The Bickerley and close to Ringwood town centre.

Originally dating back to the 1850s and sympathetically extended in the 1980s, the cottage blends period charm with modern comfort. The sitting room features a character fireplace with a French style wood burner, while the spacious double glazed conservatory/family room provides an impressive additional living area with a vaulted ceiling and ample space to dine formally as well as enjoying a wonderful outlook across the garden. The custom built kitchen combines solid wood worktops with oak styled cabinets, complemented by a separate utility / boot room great for housing additional appliances or hanging coats etc.

Upstairs, there are three well proportioned double bedrooms and a luxury family bathroom. Additional benefits include gas heating, double glazing, and beautifully maintained gardens and a feature pond.

The property also offers extensive off road parking for cars and also larger vehicles (if required), as well as brick built workshop/store, and two detached timber garden stores.

Situated at the end of a quiet and established cul-de-sac, the property enjoys immediate access to The Bickerley, a popular open green space running parallel to Ringwood High Street and Market Place, with access to the Castleman trailway and beautiful riverside walks along the Avon Valley Path. Ringwood town centre is a short walk away, offering a weekly market and a wide range of shops, leisure facilities, and schools.

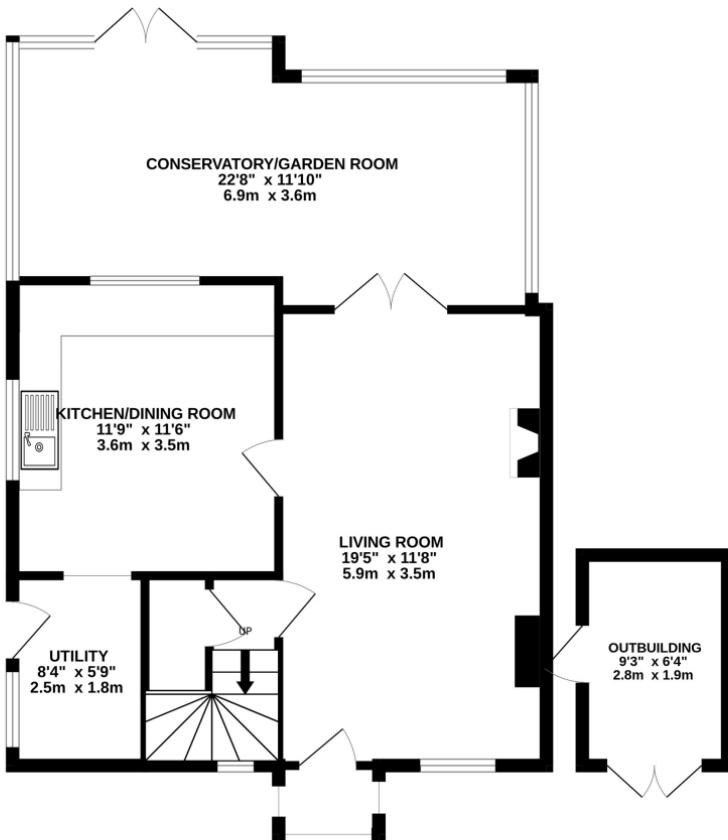
Local Authority: New Forest

Council Tax Band: D

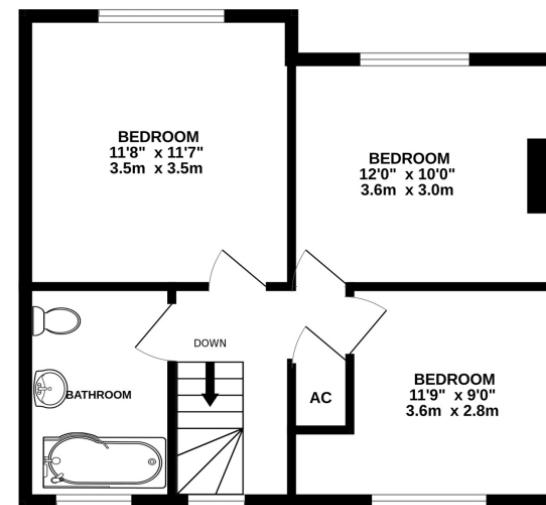
Energy Performance Certificate: D



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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.
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