



HEARNES

WHERE SERVICE COUNTS

Meeting House Lane, Ringwood, BH24 1AY

A fantastic position in the very heart of Ringwood Town Centre, a 10 year building warranty and no forward chain, are just a few features of this sympathetically designed, energy efficient cottage, which has the added benefit of a private, courtyard garden.

Located literally within a hundred feet or so of the Furlong Shopping Centre, Market Place & coach station (with links to London), this impressive, architect designed home is perfect for anyone who wants the convenience of having the popular shops, bars and restaurants Ringwood has to offer on your doorstep.

The first floor accommodation comprises three well-proportioned bedrooms (all with TV/SAT points), zoned underfloor heating and a sleek, contemporary style 4-piece family bath/shower room.

The ground floor has been cleverly designed in an open plan style, with a large and comfortable living space, superb fully fitted kitchen and adjoining dining area, all of which flow out into the enclosed, courtyard garden. This bright and flexible space enjoys a light and airy dual-aspect, oak style LVT flooring and zoned underfloor heating.

This brand new home further benefits from a downstairs WC, high quality, double glazed sash style windows and an energy efficient 'air source' heat pump.

The private, courtyard garden can be accessed by casement doors from the main kitchen/living space and a side gate. It is enclosed by fencing, laid to low maintenance gravel with raised planters and a paved terrace.

To the front is a large area of gravel/hardstanding.

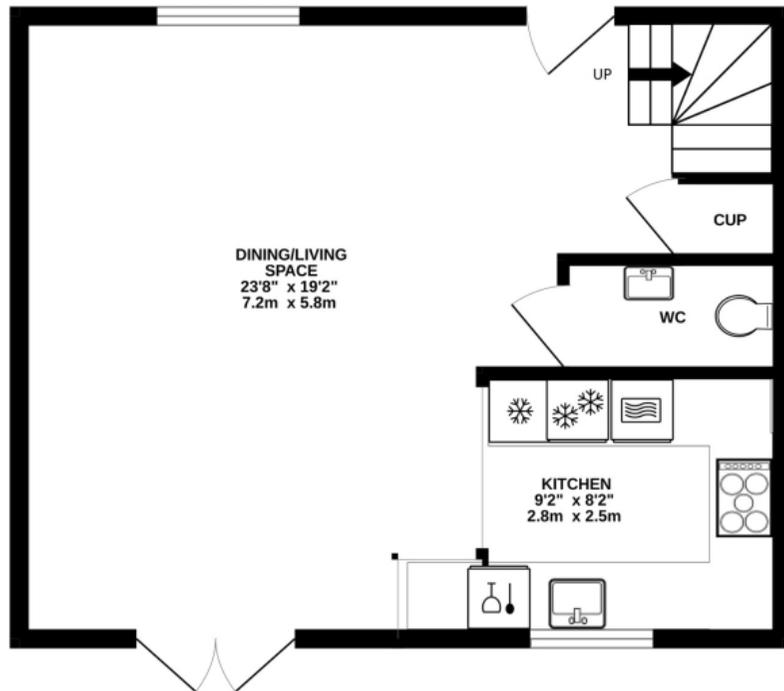
Local Authority: New Forest

Council Tax Band: TBC

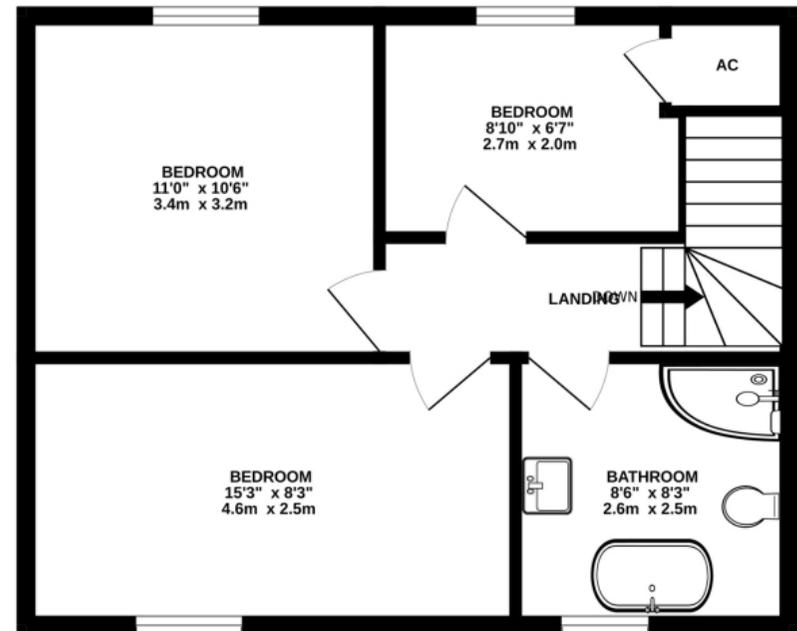
Energy Performance Certificate (EPC): Rating A



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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