

THE ORCHARDS

Ringwood | Hampshire | BH24 3FD



MEYERS
MOVING BEYOND EXPECTATION



Guide Price: £535,000

A beautifully presented four double bedroom detached house positioned within the Orchards, Ringwood offering versatile and modern accommodation throughout. A private development of eight houses, built in 2009 this wonderful home features a contemporary open plan kitchen/diner, two reception rooms, ground floor WC, en-suite and dressing area. Situated within fantastic school catchments this property also enjoys a private garden and driveway parking. A viewing is highly recommended to see the high specification throughout.

 2  4  3  Multiple

- Four Bedroom Detached Family House
- Contemporary Open Plan Kitchen/Diner
- Two Reception Rooms
- Off Road Driveway Parking
- Private Back Garden
- En-suite Shower Room
- Within Good School Catchments
- Downstairs WC
- Quiet Location



Entrance

Approached via a tarmac or shingle driveway an external storm porch provides cover to the front door. The spacious entrance hallway features an understair cupboard and access to principal ground floor rooms as well as housing the ground floor WC - comprising of tiled flooring, obscure side window radiator, wash hand basin and low level wc.

Kitchen / Dining Room

Accessed via the hallway the large open plan kitchen/dining room features shaker style base and eye level units with gold handles, stone worktops and subway style tiled splashbacks.

Further comprising of Smeg double ovens, an integrated dishwasher, Bosch induction hob, Smeg extractor, integrated fridge freezer and a washing machine. Complete with a wine fridge and open cupboard suitable for dog bed this open plan area enjoys ample space for a large dining table and chairs next to a panelled wall. Double doors with windows provide light and access to the sitting room whilst access to the adjacent family room is gained via this area.

Sitting Room

This contemporary space located to the rear of the property is complete with Quickstep brushed oak effect flooring which

seamlessly links all ground floor rooms. Overlooking the garden via a double glazed window this spacious sitting room also provides access to the patio via double glazed French doors. Complete with a custom built media wall cupboard units this living area can also be accessed via the hallway.

Family Room

Accessed via the kitchen the versatile and spacious family room could be utilised as an additional reception area, home office or additional tv room. Enjoying a front aspect via a double glazed window.

Landing

Accessed via a carpeted

staircase the landing provides access to all four bedrooms as well as housing a large storage cupboard and the loft hatch. The Worcester Bosch combi boiler is located within the cupboard which has ample storage space whilst the loft can be accessed via a ladder

Bedroom 1

Located to the front of the property, bedroom one is a spacious and bright room benefiting from ample room for large free standing furniture as required as well as enjoying the use of an en-suite shower room comprising of tiled floors and walls, wash hand basin, wc, chrome towel rail and walk in shower. Bedroom one is currently open to

Bedroom four, an area which the vendors have cleverly utilised as a dressing room with open/built in wardrobes with hanging space.

Changes could easily be made to restore this as a bedroom with front facing window and space for freestanding furniture.

Bedroom 2

Enjoying elevated views of the back garden via UPVC double glazed window bedroom two is a well proportioned double room with carpeted flooring.

Bedroom 3

Accessed via the landing bedroom three is a neutrally decorated double room.

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Family Bathroom

Finished to the same high specification found throughout the family bathroom features stylish floor and wall tiles. Further comprising of a panelled bath with shower hose attachment, obscure window to side aspect and low level WC.



External Areas

The property is approached via a split tarmac and shingle driveway, with sloped slabbed entrance. Secure gated access can be used to reach the back garden which can also be accessed via double doors from the sitting room. Enclosed by board fencing to one side and a brick wall to the other the private East facing back garden has been landscaped to include an outdoor kitchen with stone worktops. Including a Porcelain patio suitable for al fresco dining and entertainment the garden also features a lawn area, mature flowerbeds and a shed for external storage.

Location

Located in the popular semi-rural area on the edge of Hightown and within walking distance to Hightown Lakes, the Castleman trailway and a popular country pub. The property is extremely well positioned in a convenient location just a short distance from the popular and bustling market town of Ringwood and within the highly regarded Ringwood school catchments. 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 a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

Council Tax Band: E

Local Authority: New Forest

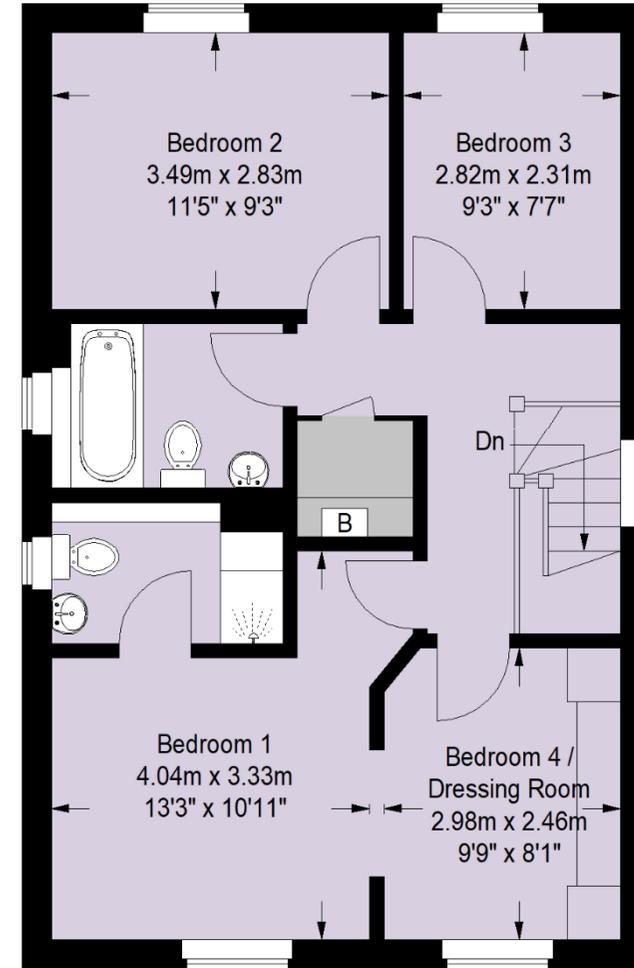
EPC Rating: B



Approximate Gross Internal Area
 Ground Floor = 69.8 sq m / 751 sq ft
 First Floor = 55.2 sq m / 594 sq ft
 Total = 125 sq m / 1345 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Awaiting EPC



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