

# ST ANNS GATE

BROADSHARD LANE | RINGWOOD | BH24 1RR



MEYERS  
MOVING BEYOND EXPECTATIONS



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# Guide Price: £650,000

St Ann's Gate is an exclusive development of just six semi-detached homes, built in 2011 with a blend of traditional character and modern living. Owned by the current owner since new, this beautifully presented property offers well-balanced accommodation including three bedrooms, an en suite to the principal bedroom, a ground floor study, a spacious kitchen/dining room, and a separate sitting room. Externally, the home benefits from a landscaped rear garden, off-road parking, and a garage. Ideally located within a premium road in Ringwood, the property is just a short walk from the town centre and local schools. Built by a highly regarded local developer, this home is perfectly suited for families or those looking to downsize while remaining close to amenities.

 1  3  2  2 + Garage

- Modern Family Home Built in 2011 by a Local Builder
- Beautifully Presented Throughout
- Three Bedrooms and a Ground Floor Study
- En Suite to the Primary, Family Bathroom and Ground Floor WC
- Kitchen / Dining Room with French Doors onto the Garden
- Spacious Front Facing Sitting Room
- Landscaped, Low Maintenance Rear Garden
- Garage and Off Road Parking Bays for Two Vehicles
- Ringwood School Catchment
- Short Walk to Ringwood Town Centre

## **Entrance Hallway**

A composite front door with glazed panels opens into a bright and welcoming entrance hallway, which provides access to the sitting room, study, ground floor cloakroom, and kitchen/dining room. Stairs rise to the first floor, and a built-in cupboard houses the electric fuse board and meter.

## **Ground Floor Cloakroom**

The ground floor cloakroom comprises a concealed cistern WC and a wall-mounted wash basin with mixer tap. The room is finished with partially tiled walls and tiled flooring, and includes a wall-mounted heated towel rail, along with space for coat storage.

## **Sitting Room**

Double doors from the hallway lead into a spacious sitting room with a dual aspect, providing views over the front and side elevations. The room offers ample space for a large sofa suite and freestanding furniture, and features a bespoke built-in TV and storage unit.

## **Study**

The ground floor study is accessed from the hallway and provides a versatile space, ideal for home working or as an occasional fourth bedroom, if required. It includes space for a desk and freestanding furniture, along with a useful under-stairs storage cupboard and a window to the side elevation.

## **Kitchen/Dining Room**

Located at the rear of the property, the kitchen/dining room is accessed via a glazed door and benefits from French doors opening onto the patio and garden, along with two windows that allow plenty of natural light to fill the space.

The kitchen is fitted with a range of wall and base units complemented by granite work surfaces and upstands. There is an inset stainless steel sink with a mixer tap beneath the window, along with a tiled splashback. Integrated appliances include an AEG oven, a five-ring gas hob with a stainless steel extractor, a Bosch dishwasher, a Bosch washing machine, undercounter fridge and freezer, and an AEG

built in microwave. Additional storage is provided by a corner carousel and a slim pull-out larder.

The dining area comfortably accommodates a table seating four to six people and benefits from bespoke built-in cabinetry with glazed shelving and cupboards below. The flooring is finished with tiled ceramic.

## **First Floor Landing**

The landing is bright and airy, with a window to the side elevation providing natural light. It gives access to all three bedrooms and the family bathroom. A ceiling hatch to allow a pull-down ladder leads to a spacious loft, ideal for storage, while an airing cupboard houses the Vaillant boiler and pressurised hot water cylinder.

## **Bedroom 1 with En Suite**

The principal bedroom is positioned at the front of the property and is generously sized, there is ample space for a king or super king bed, along with freestanding furniture and fitted wardrobes.

The en suite comprises a concealed cistern WC, a pedestal wash basin with mixer tap, and a walk-in shower with a rainfall head and handheld attachment. The room is finished with tiled walls and flooring and includes a heated towel rail.

## **Bedroom 2**

This is a spacious double bedroom located at the rear of the property, offering room for a double bed

and additional furniture. It benefits from a fitted wardrobe with shelving and hanging space.

### **Bedroom 3**

The third bedroom is suitable as a small double or large single, with views over the rear garden and room for freestanding furniture.

### **Family Bathroom**

The family bathroom includes a concealed cistern WC, a wall-mounted wash basin with mixer tap, and a bath with a glazed shower screen, rainfall shower, and handheld attachment. The room is finished with tiled walls and flooring and features an opaque window to the front elevation.

### **Garage**

A single garage is located at the end of the shared driveway, providing space for a vehicle as well as additional storage within the roof apex. The garage is equipped with power and lighting.

### **Externally**

#### ***Front***

The property is approached via a block-paved driveway with shrub and hedge borders. There are two privately owned parking spaces directly in front of the property, along with a paved pathway leading to the covered entrance porch.

#### ***Rear***

The rear garden has been thoughtfully landscaped for low maintenance. A

sandstone patio extends from the rear of the property and wraps around the side, providing an ideal space for outdoor dining and entertaining, with gated access to the front. The remainder of the garden is mainly laid to lawn and is complemented by decorative shrub and shingle borders, all enclosed by fencing.

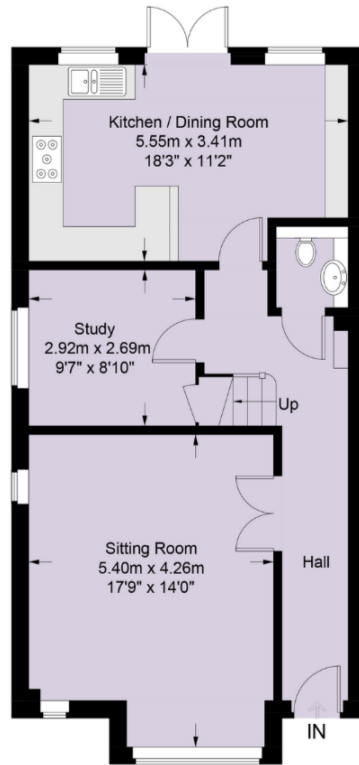
### **Location**

The property is extremely well positioned in a premium and 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

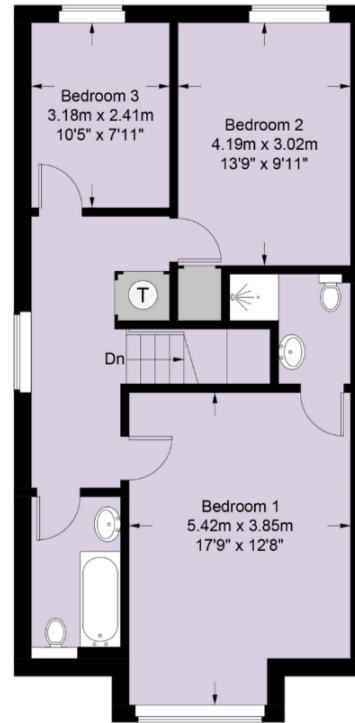
Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live just a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

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



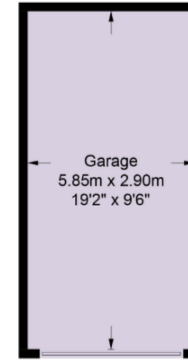


Ground Floor

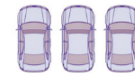


First Floor

Approximate Gross Internal Area  
 Ground Floor = 63.4 sq m / 682 sq ft  
 First Floor = 63.0 sq m / 678 sq ft  
 Garage = 17.0 sq m / 183 sq ft  
 Total = 143.4 sq m / 1543 sq ft



(Not Shown In Actual Location / Orientation)



BROADSHARD LANE  
 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	682 SQ FT
FIRST FLOOR AREA	678 SQ FT
TOTAL FLOOR AREA	1543 SQ FT
COUNCIL TAX	D
EPC RATING	TBC
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.

01425 561227  
[Ringwood@meyersstates.com](mailto:Ringwood@meyersstates.com)  
[www.meyersstates.com](http://www.meyersstates.com)

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