



HEARNES
WHERE SERVICE COUNTS

196 Christchurch Road, RINGWOOD, BH24 3AS

Freehold

A stunning established, southwest facing rear garden, that extends to around 200', a modern open plan design and new garden lodge/home office, are just a few features of this charming and spacious, character cottage, that is around half a mile from Ringwood Town centre through Bickerley Common.

The current owners have owned and improved the property since buying it, originally choosing it because of the fantastic, convenient location, flexible accommodation and beautiful, mature garden, knowing it would be a great place to start a family.

The first floor lies host to two large double bedrooms served by a crisp white family bathroom, with further potential to extend into the loft space (subject to the relevant consents, as many others on the road have in the past).

The ground floor has been opened up, creating a modern, flexible living space (around 20' by 16') with cosy log burner.

The kitchen/breakfast room occupies the full width and is located at the rear, enjoying views down the garden. It has been carefully planned to maximise the space on offer, being fitted in a range of timeless, shaker style units, metro tiled splash back and contrasting worktops. Built-in appliances include an electric hob with filter/extractor over and stainless steel double oven/grill.

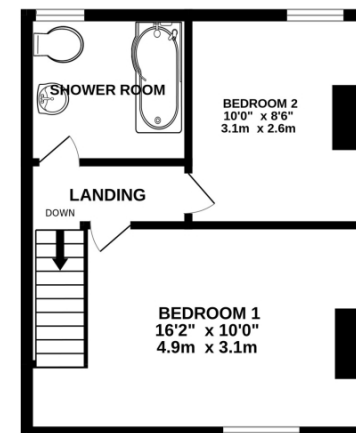
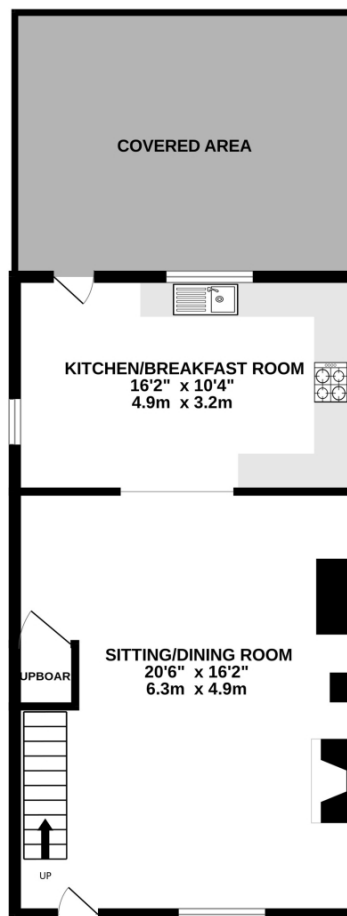
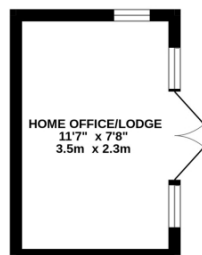
This impressive property further benefits from gas central heating and double glazing.

The rear garden enjoys a south-westerly aspect and extends to around 200'. It is enclosed by fencing with mature trees shrubs and hedging. Adjoining the property is a covered pergola/entertainment space which leads to a paved terrace with recently erected timber garden lodge/home office, which has power/light and double glazed windows. A gate and pathway lead to the front. Across the road is plenty of casual parking for residents/visitors.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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