



HEARNES

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Christchurch Road, RINGWOOD, BH24 3AS

This beautifully presented two double bedroom Victorian cottage enjoys a delightful semi-rural position on the outskirts of Ringwood, within easy walking distance of the David Lloyd Leisure Club, Kingston Common and the Castleman Trailway.

Sympathetically renovated and lovingly maintained by the current owners, the property perfectly blends period charm with modern comforts, retaining many original character features whilst benefiting from gas central heating and double glazing throughout.

The front door opens into a welcoming sitting room featuring an attractive fireplace with wood-burning stove, bespoke alcove shelving and stairs rising to the first floor. Beyond, the spacious kitchen/dining room forms the heart of the home, showcasing a striking wrought iron open fireplace and a range of country-style wall and base units that complement the property's heritage. Integrated appliances include a electric oven and four-ring gas hob, whilst there is ample space for a larger-style fridge freezer.

A bright and airy sunroom overlooks the rear garden and provides an ideal space for relaxing or entertaining, with double doors opening directly onto the patio and grounds beyond. The ground floor is further enhanced by a useful utility room and cloakroom/WC.

Upstairs, the landing leads to two generous double bedrooms, both retaining original fireplaces with feature mantels. These are served by a beautifully appointed bespoke bathroom comprising a separate bath, walk-in double shower, pedestal wash hand basin and WC.

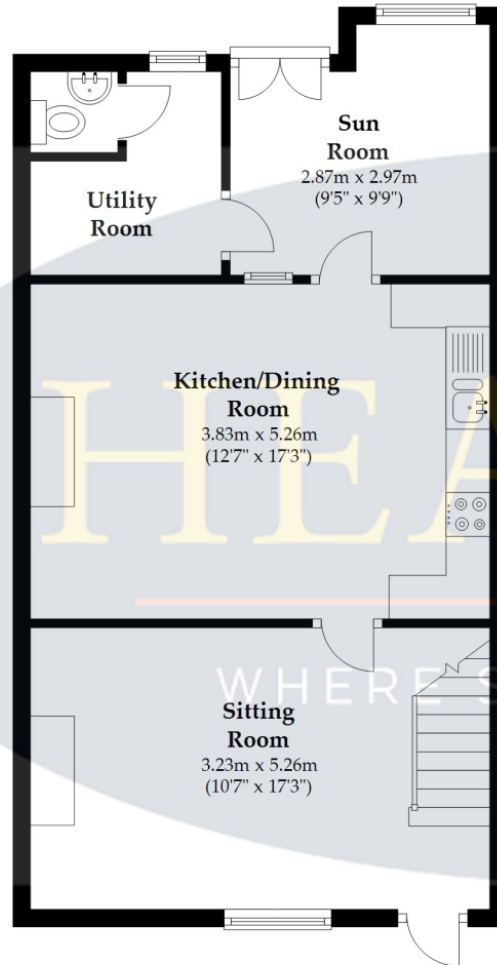
A particular highlight of the property is the exceptional rear garden, extending to approximately 200ft in length. Predominantly laid to lawn, this wonderfully private outdoor space includes an orchard, raised vegetable beds, ornamental pond, greenhouse, log store, garden shed and an abundance of mature flowers, shrubs and planting, creating a true haven for gardeners and nature lovers alike.

This delightful period home offers character, charm and an outstanding garden setting in a highly convenient location. Viewing is highly recommended.



Ground Floor

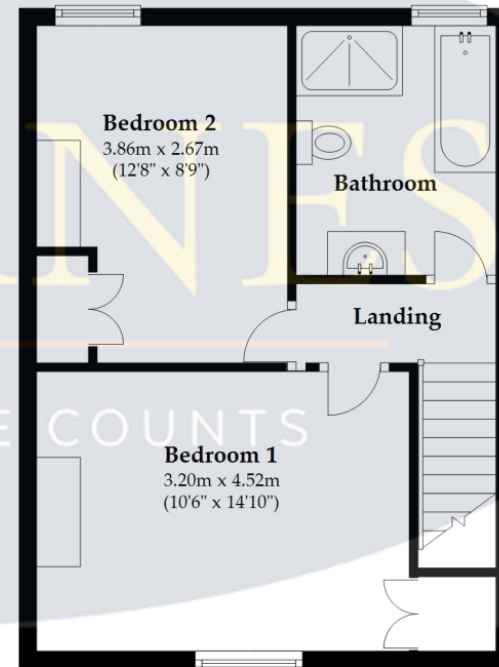
Approx. 51.2 sq. metres (551.5 sq. feet)



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 89.2 sq. metres (960.2 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property.

LJT Surveying Ringwood

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