



**HEARNES**

WHERE SERVICE COUNTS

# Warren Drive, Ringwood, BH24 2AS

A wonderful, private and established plot (approx. 0.34 acres), extensive parking/turning and a large, detached double garage, are just a few features of this impeccably presented and flexible family home that has been owned, enjoyed and improved by the same owner since new. Located approximately 0.3 miles from the Castleman Trail, this exceptional property is perfect for a growing family or anyone who enjoys outdoor activities.

The central galleried reception hall leads to the principal accommodation, comprising three flexible reception rooms, the kitchen/breakfast room and downstairs WC. The kitchen/breakfast room is comprehensively fitted in a range of limed-oak units with solid granite worktops and contrasting splashbacks. High quality built-in appliances include a Miele dishwasher and Neff oven hob and filter/extractor hood. There is also an integrated fridge and plenty of space for more appliances in the separate utility room.

The first floor lies host to a bright and spacious galleried landing, four double bedrooms and a sleek, contemporary style, refitted family shower room with porcelain tiling and underfloor heating. Two of the bedrooms benefit from their own refitted private en-suites, both with large, separate shower cubicles and baths.

The rear garden extends to around 120 feet in length and offers high levels of privacy and seclusion. Adjoining the property and accessed by patio doors from the sitting room and kitchen/breakfast room, is a lovely large, sculpted porcelain paved terrace, perfect for outdoor entertaining and alfresco dining. The frontage extends to around 100 feet in depth, with remotely operated gates opening into a large, gravelled driveway, eventually leading to the detached double garage.

**Local Authority: Dorset**

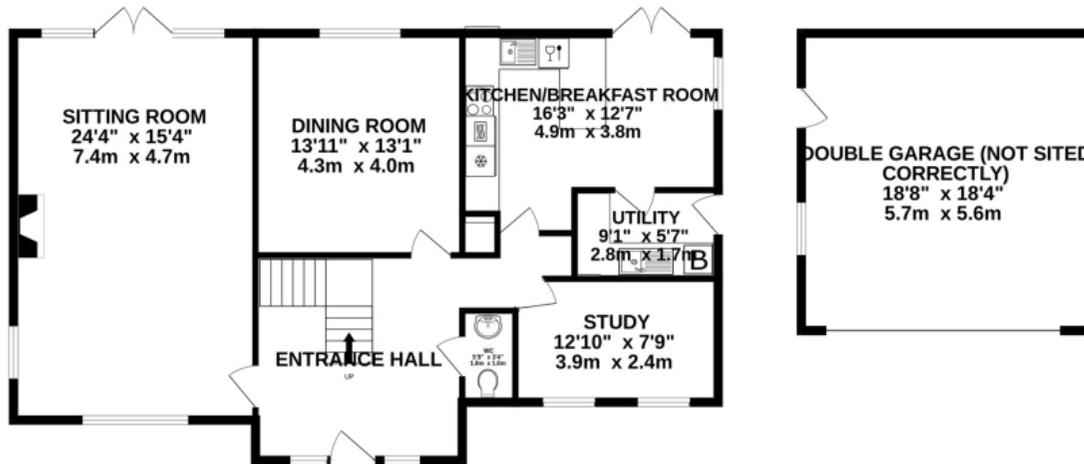
**Council Tax Band: G**

**Energy Performance Certificate (EPC): Rating C**

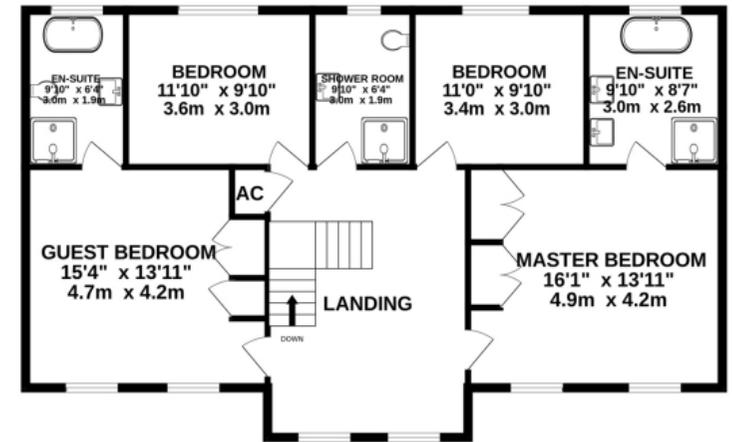




**GROUND FLOOR**  
1436 sq.ft. (133.4 sq.m.) approx.



**1ST FLOOR**  
1087 sq.ft. (101.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2523 sq.ft. (234.4 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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[www.hearnes.com](http://www.hearnes.com)

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