

# CROFT ROAD

RINGWOOD | HAMPSHIRE | BH24 1TA



MEYERS

MOVING BEYOND EXPECTATIONS



# Guide Price: £450,000

A rare opportunity to purchase a beautifully maintained and well-presented detached bungalow situated within a highly desirable cul-de-sac location, close to local amenities, Poulner schools, and the forest. The bungalow offers a spacious and versatile floor plan comprising two double bedrooms, a sitting room, dining room, and garden room, which could also be utilised as a third bedroom if required. The property further benefits from a converted garage currently used as a home studio/office, with potential for annexe accommodation, a block paved driveway providing parking for multiple vehicles, and a low-maintenance south-westerly facing rear garden. Offered to the market with vacant possession and no forward chain.

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- Well-presented detached bungalow in a sought-after cul-de-sac
- Close to local amenities, Poulner schools, and the forest
- Spacious and versatile accommodation throughout
- Two double bedrooms with potential for a third bedroom
- Generous dual-aspect sitting room with log-burning stove
- Bright and airy garden room with direct access to the rear garden
- Stylish shaker-style kitchen with integrated Neff appliances
- Converted garage/studio ideal for home office or annexe potential
- Garage and Off Road Parking
- Private south-westerly facing rear garden - Workshop & Greenhouse

## Entrance Hallway

A UPVC part-glazed entrance door with side panel window provides access to the welcoming entrance hallway, which in turn leads to the sitting room, bedrooms, and bathroom. There is ample space for freestanding furniture or a console unit. A cupboard houses the boiler and Megaflo water tank system, whilst a further linen cupboard provides built-in shelving. Additional storage is available via a cloaks cupboard with sliding doors, shelving, and hanging rails, ideal for coats and shoes.

A ceiling hatch with pull-down ladder provides access to the loft space, which is boarded and benefits from power and lighting.

## Cloakroom W.C

Comprising a low-level WC and wall-mounted wash hand basin with mixer tap. Finished with tiled flooring and tiled walls.

## Sitting Room

A generous dual-aspect sitting room enjoying pleasant views over the front aspect, with an additional opaque side window allowing further natural light. The focal point of the room is the log-burning stove set within a brick fireplace with wooden mantle and tiled hearth. There is ample space for sofa suites and freestanding furniture.

## Dining Room

Accessed via an opening from

the sitting room. The dining area provides space for a six-seater dining table and additional freestanding furniture, with an additional opening leading into the garden room. Natural light flows seamlessly through the front, side, and rear elevations, creating a bright and airy, open living space.

## Garden Room / Bedroom Three

A lovely additional reception room with floor-to-ceiling windows and sliding glazed doors providing direct access to the rear garden and patio area. UPVC glazing floods the room with natural light, whilst offering space for sofa suites and further furniture. This room could also be utilised as a bedroom if required.

## Kitchen

Accessed from the dining room, the kitchen is fitted with a range of shaker-style solid wood floor and wall-mounted units with contrasting work surfaces. Features include a Villeroy & Boch ceramic one-and-a-half bowl sink with drainer and mixer tap, together with a Neff four-ring gas hob and extractor above. Integrated appliances include a mid-height Neff oven and grill, full-length Neff fridge, and integrated dishwasher. The kitchen further benefits from excellent storage, including pull-out carousel corner cupboards, wine racks, glass and plate cabinets, and soft-close drawers and cupboards. Finished with tiled flooring and tiled walls, a partially glazed door provides access to the rear garden and patio.

## Utility Room

Accessed internally from the garden room, the utility room is fitted with a range of floor and wall-mounted units with contrasting work surfaces and a ceramic sink with drainer and mixer tap positioned beneath a side aspect window. There is space and plumbing for a washing machine, tumble dryer, and additional fridge or freezer. Finished with tiled flooring and tiled walls.

## Bedroom One

A spacious principal bedroom positioned to the front elevation with ample space for a double or king-size bed. The room benefits from an extensive range of built-in furniture including a dressing table, storage units, and a

bank of fitted wardrobes with sliding doors, shelving, and hanging rails.

### **Bedroom Two**

A generous double bedroom located to the rear of the property, enjoying a pleasant outlook over the garden. The room offers excellent natural light and space for a double or king-size bed together with freestanding furniture.

### **Family Bathroom**

The family bathroom comprises a low-level WC, ceramic wash hand basin with vanity storage beneath, and a pear-shaped bath with mixer taps and handheld shower attachment. A glazed hinged shower screen encloses the bath area.

Finished with tiled flooring and tiled walls, the bathroom also benefits from a heated towel rail.

### **Studio / Converted Garage**

Formerly the garage, this versatile space has been converted into a home studio and office. Accessed via a UPVC glazed door to the front aspect with side panel window, the front section provides fitted units and desk space. The fuse board is housed within a wall cupboard, and the space benefits from a radiator. An internal pocket door leads through to the rear studio area, which also benefits from heating and multiple power sockets, making it ideal for a home office, studio, or potential annexe space. An electric roller door remains to the front

for additional security, whilst a further UPVC glazed door provides direct access to the rear patio.

### **Externally**

#### **Front**

The property is approached via a block paved driveway providing off-road parking for multiple vehicles. There is a lawned frontage with shrub borders and established trees, together with an external double power socket and outside water tap. A side gate provides access to the rear garden, whilst the block paving continues to the side of the property, offering bin storage and an additional outside tap.

#### **Rear**

The rear garden is a wonderful feature of the

home, enjoying a south-westerly aspect. A large patio area connects the kitchen, garden room, and studio, creating an ideal space for outdoor dining and entertaining.

The garden is secluded and private, enclosed by fencing and complemented by established trees and planting. A further patio seating area is positioned in the far corner alongside a greenhouse and a substantial shed/workshop with power, lighting, and UPVC window providing natural light. The remainder of the garden is mainly laid to lawn with pathways leading to the side access gate and driveway.

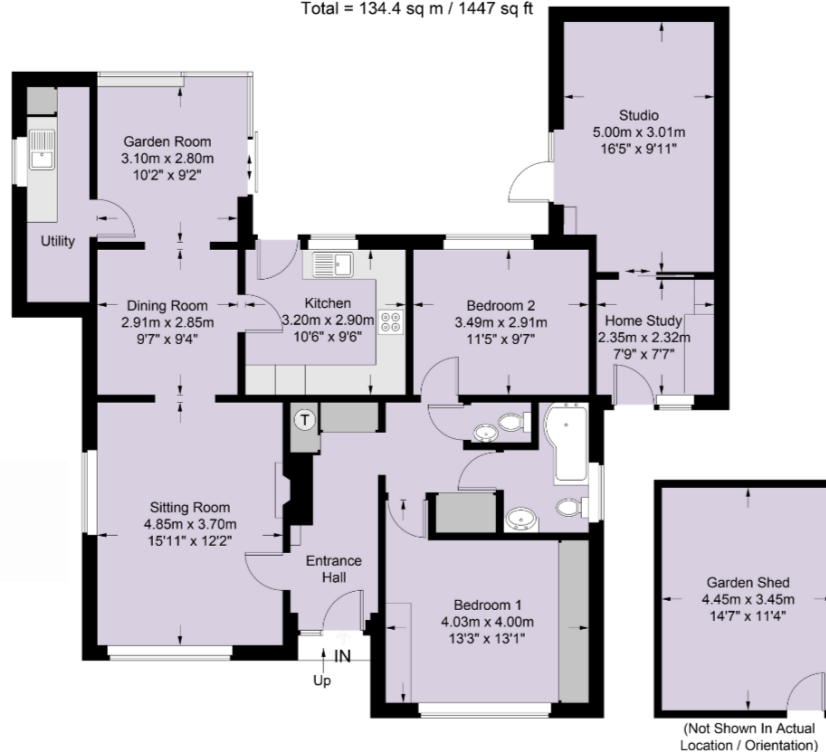
**Tenure** – Freehold

**EPC** – D

**COUNCIL TAX BAND** - D



Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft  
 (Including Home Study / Studio)  
 Garden Shed = 15.3 sq m / 165 sq ft  
 Total = 134.4 sq m / 1447 sq ft



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 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1282 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	1447 SQ FT
COUNCIL TAX	D
EPC RATING	D
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.

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