



HEARNES

WHERE SERVICE COUNTS

Parsonage Barn Lane, Ringwood, BH24 1PS

A lovely 55' rear garden, plenty of parking and a really useful, brick-built workshop, are just a few features of this impeccably presented, extended property, that has been owned and enjoyed by the same family since 1969.

Located close to local amenities and the highly regarded school, this property is perfect for a growing family.

The first floor lies host to a bright and airy landing and three large double bedrooms, served by a contemporary style shower room.

The ground floor accommodation briefly comprises two well-proportioned reception rooms, one with a bay window, a useful second shower room/WC and a superb, refitted kitchen.

The kitchen has been carefully designed to maximise the space on offer, being fitted in a range of stylish, shaker style units with solid granite worktops/upstands and high quality built-in combination Neff microwave/oven and Bosch oven with stainless steel 4-burner gas hob. There is also a walk-in larder cupboard.

This wonderful property further benefits from gas central heating, double glazing and is being sold with no forward chain.

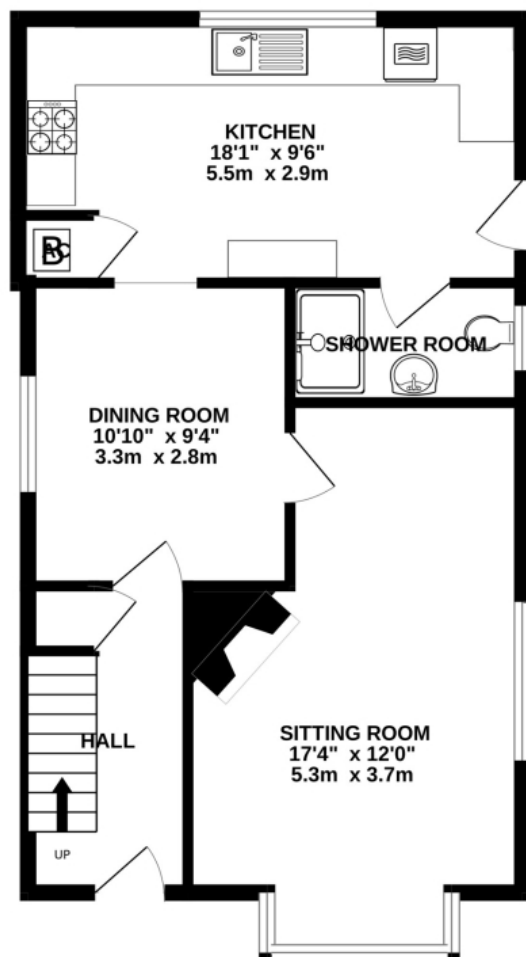
The rear garden extends to around 55' in depth and is enclosed by fencing with twin timber gates from Cadogan Road leading to a second driveway/additional parking, ideal if you have a boat caravan etc. The remainder of the garden is mainly laid to lawn with a 4.8m by 3.2m brick built outbuilding with power/light, a perfect workshop or potential home office.

From the rear garden, down the side of the property, is a further courtyard style seating area ,which in turn leads to the front.

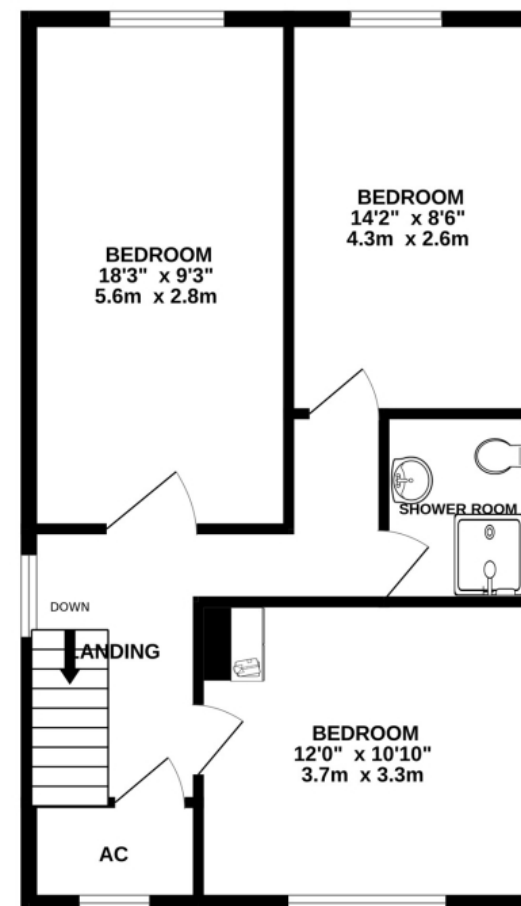
Wrought iron gates to the front lead to the driveway/extra parking.



GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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

52-54 High Street, Ringwood, Hampshire

Tel : Email : anthony@hearnes.com

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