

# ORCHARD CLOSE

RINGWOOD | HAMPSHIRE | BH24 1LP





# Offers In Excess Of: £475,000

Situated in a highly desirable location within close proximity to Ringwood town centre, this three-bedroom chalet-style bungalow offers a versatile and flexible layout, ideal for ground-floor living if required. The accommodation comprises two bedrooms on the ground floor and a generous primary bedroom on the first floor. The property features a generous sitting room with a log burner, alongside a bespoke, handmade kitchen enjoying views over the garden and opening into a dining room. Set within a private plot, the home further benefits from an external garden room/studio, a garage, and ample off-road parking for multiple vehicles. Additional features include a solar heating system with battery storage, enhancing both efficiency and sustainability.



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Multiple + Garage

- Privately Owned Solar System with 16 Photovoltaic Panels
- 10kW Battery Storage and Solar Inverter
- Solar Diversion to Hot Water Tank (Myenergi Diverter)
- Hive-Controlled Smart Radiator Thermostats
- Nest Smoke and CO<sub>2</sub> Alarms
- Bespoke Handmade Kitchen by The Plywood Kitchen Company
- External Garden Studio/Chalet
- Off Road Parking for Multiple Vehicles
- Walking Distance to Ringwood Town Centre
- No Onward Chain

## Entrance Hallway

A uPVC composite front door opens into a welcoming entrance hallway with space for coats and shoes and access to all ground floor accommodation. A partially glazed internal door leads to an inner hallway providing access to the snug/bedroom three, shower room, and airing cupboard, which houses the water tank, shelving for linen, and the Myenergi solar Diverter to heat immersion system. The Hive thermostat is also located here. Parquet flooring runs through the hallway and continues into the snug and bedroom two.

## Sitting Room

Partially glazed internal doors from the hallway open

into the spacious dual-aspect sitting room, enjoying views over the front and side elevations. Parquet flooring continues from the hallway, and a wood-burning stove set on a slate hearth provides a lovely focal point. There is ample space for multiple sofa suites and freestanding furniture.

## Kitchen / Breakfast Room

The bespoke handmade kitchen, crafted by The Plywood Kitchen Company, is finished in solid plywood and offers a range of handleless inset floor and wall units with contrasting slimline Corian slate-effect work surfaces. Features include an inset moulded one-and-a-half sink with Quooker boiling water tap, tiled splashbacks, and views over the rear garden, a

water softener is located below the sink. Integrated appliances include: Two Neff Hide & Slide ovens and microwave, Bosch built-in dishwasher and washing machine, the Samsung Smart French-style fridge/freezer is included (plumbed). Further features include a pull-out corner carousel unit, integrated bin storage, and a full-height larder cupboard. A designated laundry area continues the work surface, while a floor-to-ceiling cloaks cupboard provides excellent coat and shoe storage. A central island offers breakfast bar seating, additional storage, and a Neff induction hob with downdraft extractor, finished with a white Corian waterfall worktop and pop-up power sockets. The room is completed with slate-effect laminate tiled flooring, LED

lighting, a decorative central pendant, and a contemporary floor-to-ceiling panel radiator.

## Dining Room

Partially glazed internal doors lead from the kitchen into the dining room, which enjoys a pleasant outlook over the rear garden. uPVC glazed French doors and large side windows provide excellent natural light. There is space for a 6-8 seat dining table and additional furniture. Tile-effect flooring continues, and fitted blinds are installed. The room can also be accessed from the snug via uPVC French doors.

## Snug / Bedroom Three

Accessed from the inner hallway via a partially glazed internal door, this versatile room is ideal as a snug, home office, or third

bedroom. There is space for a sofa and freestanding furniture, with an internal door leading to an under-stairs storage cupboard.

## Bedroom Two

A generous double bedroom overlooking the front elevation through a large picture window. The room comfortably accommodates a double or king-size bed and benefits from a bank of built-in wardrobes.

## Shower Room / WC

The ground floor shower room is finished with floor-to-ceiling tiling and comprises a low-level WC, wall-mounted wash hand basin with mixer tap and vanity storage below, chrome wall-mounted towel

rail, and a walk-in corner shower enclosure with power shower. LED lighting and a Velux opening window provide natural light and ventilation.

## **First Floor Landing**

Stairs rise to the first-floor landing, which provides access to the primary bedroom and a fully boarded walk-in loft space housing the boiler. The landing also offers space for a home office area and benefits from a Velux window for natural light.

## **Primary Bedroom & En Suite Bathroom**

Located on the first floor, the primary bedroom enjoys a side elevation and offers generous space for a king or super-king bed. The room benefits from extensive fitted

wardrobes with shelving, rails, drawers, and sliding doors, providing excellent storage. The en suite bathroom is finished with floor-to-ceiling tiling and comprises a panelled bath with mixer tap and rainfall shower over with separate handheld attachment, wall-mounted towel rail, low-level WC with concealed cistern, and vanity unit with basin and mixer tap. A window provides natural light.

## **Garage**

Accessed via the driveway, and inner alleyway (which also leads to the rear garden). The garage features double opening doors to the front elevation and includes power and lighting throughout. There is ample storage with additional floor

and wall units, a work surface, and a rear window. The garage also houses the fuse board, gas meter, electric meters, and the solar energy system including battery storage.

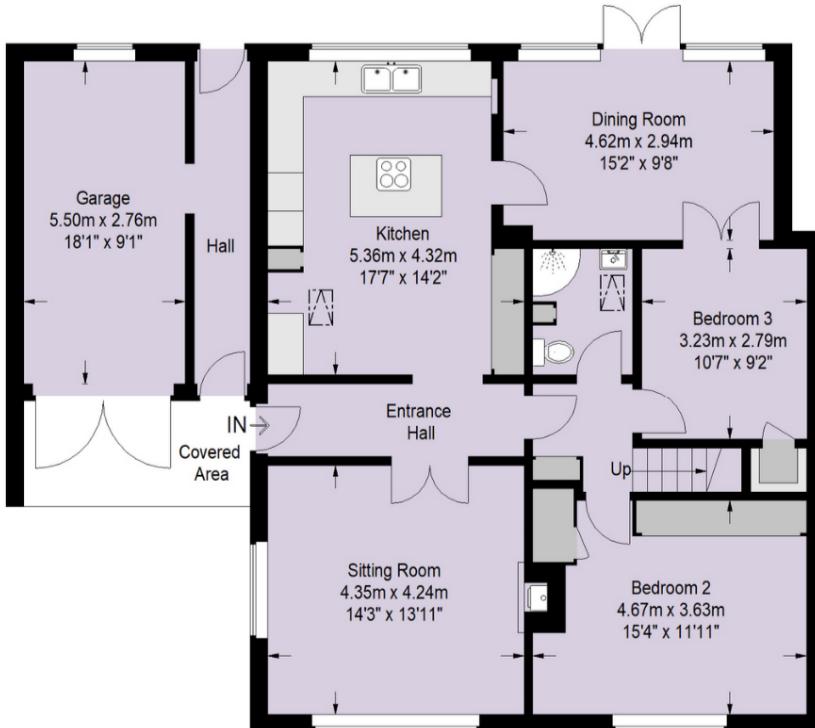
## **Externally**

The property is accessed via a tarmac driveway offering parking for multiple vehicles, bordered by block-edged walls and established shrub borders. An AstroTurf border surrounds the front elevation. A useful covered porch area includes LED lighting. The secluded and private rear garden is accessed via uPVC French doors from the dining room. Landscaped by the current owners, the garden features multiple paved seating areas, a pond, greenhouse, and a garden room/chalet or studio with power. The garden is fully enclosed with fencing.

## **Location**

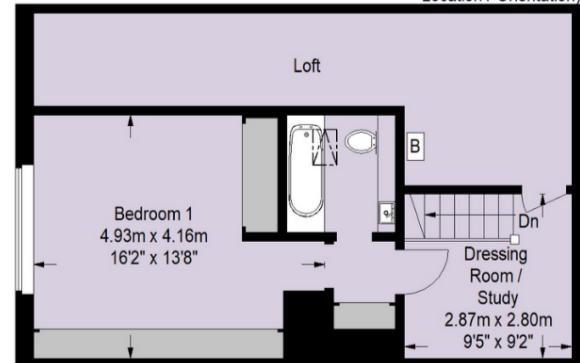
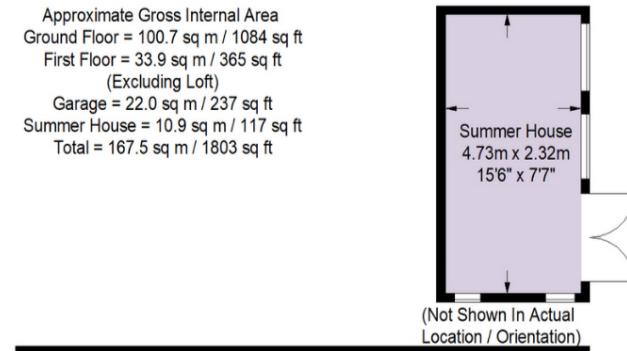
Situated in a sought after location. The property is extremely well positioned in a convenient location just a short distance from the popular and bustling market town of Ringwood and within the highly regarded Ringwood school catchments. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches with the wonderful open New Forest.



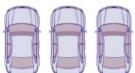


Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 100.7 sq m / 1084 sq ft  
 First Floor = 33.9 sq m / 365 sq ft  
 (Excluding Loft)  
 Garage = 22.0 sq m / 237 sq ft  
 Summer House = 10.9 sq m / 117 sq ft  
 Total = 167.5 sq m / 1803 sq ft



First Floor



ORCHARD CLOSE  
 RINGWOOD  
 BH24



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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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| APPROXIMATE AREAS         |            |
|---------------------------|------------|
| GROUND FLOOR AREA         | 1084 SQ FT |
| FIRST FLOOR AREA          | 365 SQ FT  |
| TOTAL FLOOR AREA          | 1803 SQ FT |
| COUNCIL TAX               | D          |
| EPC RATING                | B          |
| APPROXIMATE UTILITY COSTS |            |

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