

OLD LAUNDRY COTTAGE,
Lower Kingston | Kingston | Ringwood | BH24 3BJ





Guide Price: £950,000

A beautifully maintained and presented Grade II listed detached cottage, believed to date back to circa 1745, situated on the outskirts of Ringwood in Lower Kingston. Enjoying a semi-rural position, the property benefits from stunning views over neighbouring land, including the field directly behind which is owned by the Bistern Estate. Set within approximately half an acre of established gardens, the property also offers access to the Avon Valley Path leading onto Kingston Common—ideal for countryside walks.

This charming family home provides a versatile layout, including a separate detached annexe suitable for multi-generational living or potential income, along with a range of outbuildings and workshop space.

 3  4  3  Multiple Vehicles

- Beautifully Presented and Maintained Cottage
- Over 3500 SQFT
- Inglenook Fireplaces, Open Beams, Farmhouse Kitchen
- Bedrooms with View Over Neighbouring Fields
- Versatile Floorplan with Separate Annexe – Home Income Potential
- Semi-Rural Location within Close Proximity to Ringwood
- Approx 0.4 Acre Plot with Stunning Gardens and Views
- Large Stable/Workshop/Garage with a Private Access
- Sunken Walled Garden
- Off-Road Parking for Multiple Vehicles

Entrance Porch

The cottage door opens into an entrance porch featuring flagstone flooring, with an internal door leading into the welcoming snug.

Snug

A charming and characterful sitting room featuring an inglenook fireplace with exposed brickwork and a wood-burning stove set on a brick hearth. The room enjoys views over the front garden and benefits from a feature side window and bespoke alcove shelving—ideal for display or furniture. Additional features include exposed beams and original brickwork, with ample space for comfortable seating.

Ground Floor Cloakroom

Accessed from the hallway, the cloakroom comprises a

low-level WC and ceramic wash hand basin with vanity storage and mixer tap, finished with tiled flooring and walls.

Sitting Room

Accessed via both the snug and the kitchen/breakfast room, the formal sitting room is a generous space with dual aspects to the front and side elevations. A wood-burning stove sits within a brick inglenook fireplace with tiled hearth. Character features continue with exposed beams, built-in shelving, and a partially glazed internal wall allowing natural light to flow from the kitchen/dining space.

Kitchen / Breakfast Room

A spacious farmhouse-style kitchen with delightful views over the rear garden and open fields beyond. Fitted with a range of solid wood wall and base units topped with granite work surfaces, it features a double

Belfast sink beneath the window. Appliances include a Rangemaster six-ring electric oven and hob with extractor, integrated dishwasher, and space for a freestanding fridge/freezer. Tiled flooring runs throughout and into a practical boot area, complete with floor-to-ceiling windows and a glazed door providing access to the patio and garden.

Utility Room

Accessed internally from the kitchen, the utility room offers space and plumbing for a washing machine and tumble dryer, along with additional appliance space. It also houses the oil-fired boiler, water softener, and electrical fuse board.

Dining Room

A spacious dining room accessed from the inner hallway, with ample room for a 10–12 seater table and additional furniture.

Double doors open onto the rear garden, with further double doors leading into the garden room. An additional set of doors provides access to a walk-in storage cupboard, which offers potential to be utilised as a ground floor study.

Conservatory / Garden Room

Stepping down from the dining room, this beautiful additional living space features wraparound windows, a solid roof, and tiled flooring. With ample room for multiple seating arrangements and double doors opening onto the patio, it is an ideal space to enjoy the garden and countryside views throughout the year.

First Floor Landing

A door from the snug provides access to the stairs which rise to a central landing providing access to all first-floor accommodation. An airing

cupboard houses the hot water cylinder and provides shelving for linen.

Bedroom 1

A bright and spacious principal bedroom located to the rear elevation, enjoying views over the garden and open fields. There is ample space for a king or super king bed and freestanding furniture.

Family Bathroom

Located adjacent to the principal bedroom, the family bathroom features a large window with views over the garden and countryside. It comprises a walk-in shower, double-ended bath with traditional mixer tap and shower attachment, pedestal basin, WC, and bidet. Finished with wood-effect flooring and partially tiled walls.

Bedroom 2 and En Suite

A generous double bedroom with views to the front elevation and countryside beyond. It benefits from built-in wardrobes and an en-suite arrangement including a walk-in shower, separate WC, and basin with vanity storage.

Bedroom 3

A versatile single or small double bedroom with a front aspect, benefiting from a walk-in wardrobe/dressing room with fitted drawers and shelving, along with additional hanging space.

Loft Room / Study

Accessed via Bedroom Three, stairs rise to a loft room currently used as a home office. Featuring vaulted ceilings, solid wood flooring, and a rear-facing window, this

space offers flexibility as a study, playroom, or occasional bedroom.

Annexe

Living Area

A versatile open-plan space with room for a double or king-size bed, seating, and freestanding furniture, accessed via a partially glazed timber door with side windows.

Shower Room

Comprising a walk-in wet room-style shower, tiled flooring and walls, basin with vanity unit, and low-level WC.

Kitchen / Breakfast Area

Fitted with base units, work surfaces, stainless steel sink, under-counter fridge, and breakfast bar seating. A storage cupboard houses the boiler, and

glazed French doors provide access to the patio and garden.

Stable / Garage / Workshop

A detached timber-framed outbuilding currently used for storage and workshop purposes, with concrete flooring, power, lighting, and a rear lean-to section.

Externally

The property is approached via a five-bar gate leading onto a shingle driveway providing parking for multiple vehicles. Side access leads to the rear garden, with additional gated access to the workshop.

The rear garden is private and secluded, enjoying views over neighbouring fields. A block-paved patio wraps around the rear of the property and annexe, creating an ideal space for outdoor dining and entertaining.

The garden is mainly laid to lawn, complemented by a sunken seating area, a raised lawn section near the outbuilding, and well-established hedging, shrubs, and trees—creating a tranquil and picturesque setting.

Location

Lower Kingston is a rural hamlet within the Avon Valley conservation area. 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 being on your doorstep.

Additional Information

- * Services include electricity, water, and a 1000-gallon septic tank
- * The septic tank is emptied annually by CSG
- * There are two oil-fired boilers - Boilers are supplied by a 1350-litre fire-rated bunded oil tank
- * Both chimneys have 8-inch diameter pumice liners and are swept every 12 months
- * The main house was last thatched in 2018 (including ridges) used combed wheat reed from Somerset

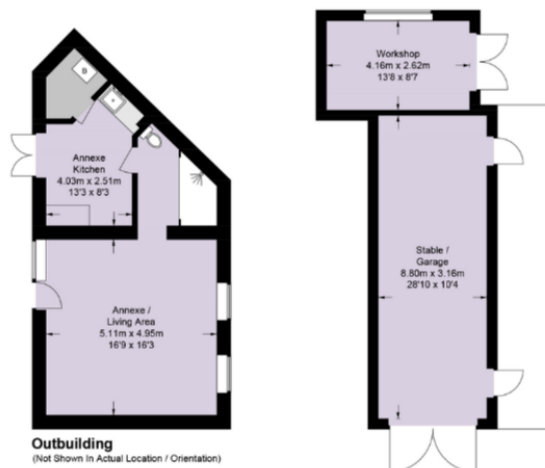
**COUNCIL – New Forest District
COUNCIL TAX BAND - G
EPC - EXEMPT**

Dan Godwin 07921 630833 | dan.g@meyersestates.com

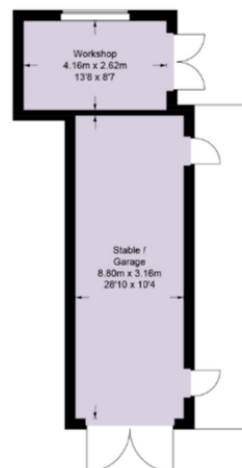
Patrick Hester 07581 253269 | patrick.h@meyersestates.com





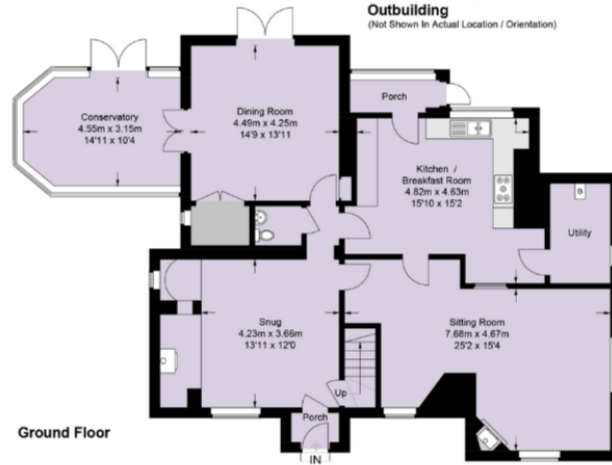


Outbuilding
(Not Shown In Actual Location / Orientation)



Outbuilding
(Not Shown In Actual Location / Orientation)

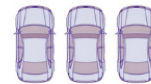
Approximate Gross Internal Area
 Ground Floor = 135.5 sq m / 1458 sq ft
 First Floor = 78.2 sq m / 842 sq ft
 Second Floor = 26.9 sq m / 289 sq ft
 Outbuildings = 84.9 sq m / 914 sq ft
 Total = 325.5 sq m / 3503 sq ft



Ground Floor



Second Floor



KINGSTON
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1458 SQ FT
FIRST FLOOR AREA	842 SQ FT
TOTAL FLOOR AREA	3503 SQ FT
COUNCIL TAX	G
EPC RATING	N/A
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.

01425 561227
 Ringwood@meyersstates.com