ROWAN GARDENS

Ringwood | Hampshire | BH24 3FL




MEYERS
MOVING BEYOND EXPECTATIONS


MEYERS


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Offers In Excess Of: £650,000

Situated on the popular Beaumont Park development in Ringwood, this immaculately presented four/five-bedroom detached family home offers spacious, modern accommodation with a bright and airy entrance hall, galleried landing and a superb open-plan kitchen/breakfast room with direct access to the landscaped rear garden. Further benefits include a versatile fifth bedroom/study, a principal bedroom with bespoke fitted wardrobes, dressing area and en-suite shower room, a detached garage, driveway parking and the benefit of the remaining NHBC warranty. Conveniently positioned for Hightown Lakes and nearby forest walks, the property makes an excellent family home, enjoying a pleasant outlook towards the outskirts of the development.

2 | 4/5 | 2 | 3 Vehicles

- Four Double Bedroom Detached House
- Owned Since new in 2018 - NHBC Remaining
- Ground Floor Study or Fifth Bedroom
- Shaker Style Kitchen Breakfast Room with Central Island
- Versatile Accommodation and Floor Plan – Over 1800 SQFT
- Spacious Primary Bedroom with En Suite and Dressing Area
- Landscaped Rear Garden
- Driveway Parking and Detached Garage
- Short walk to Hightown Lakes and Forest Walks

Entrance Hallway

A composite front door opens into the spacious entrance hallway, providing access to the ground-floor accommodation and stairs rising to the first-floor landing. There is useful understairs storage, together with a separate storage cupboard housing the electric meter and consumer unit, with shelving. Wood-effect flooring continues through to the dining area and kitchen/breakfast room, creating a natural flow between the living spaces.

Ground Floor WC

A generously proportioned cloakroom comprising a low-level WC, wash hand basin with pedestal and mixer tap, tiled splashback and wall-mounted towel rail, with additional space for coat hooks.

Sitting Room

Accessed via double doors from the hallway, the sitting room is a light and spacious dual-aspect reception room, featuring a box bay window to the side elevation and a pleasant outlook to the front. There is ample space for a sofa suite and freestanding furniture.

Study / Bedroom Five

A versatile room, currently used as a study, with views to the front elevation. Equally suited to use as a fifth bedroom, playroom or additional reception space, depending on requirements.

Dining Room

The dining area connects the entrance hallway with the kitchen/breakfast room, creating a sociable layout for family life and entertaining. Currently arranged as a formal dining room, it could also serve as a playroom or additional living space. Double-glazed French doors open directly onto the rear patio and garden.

Kitchen / Breakfast Room

Forming the heart of the home, this impressive kitchen/breakfast room provides a spacious and sociable setting, centred around a large island with breakfast bar seating. The triple-aspect layout provides plenty of natural light, while French doors open onto the rear patio, linking the kitchen with the garden and dining area.
The kitchen is fitted with a range of Shaker-style wall and floor units, complemented by contrasting work surfaces extending across the central island. A stainless-steel one-and-a-half bowl sink with drainer and mixer tap sits beneath a side-facing window. Integrated appliances include a gas hob with stainless-steel splashback and extractor hood, a mid-height oven and grill, fridge/freezer and dishwasher. There is also space and plumbing for a washing machine and tumble dryer, with the boiler neatly concealed within a wall cupboard.

First Floor Landing

Stairs rise from the entrance hallway to a spacious and bright galleried landing, finished with spindles, an oak handrail and newel post caps. The landing provides access to all four bedrooms and the family bathroom, together with an airing cupboard housing the hot water cylinder and offering additional linen storage.
A ceiling hatch provides access to the insulated loft space.

Bedroom 1, Dressing Area & En-Suite

The principal bedroom is a well-proportioned, triple-aspect room

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positioned to the rear of the property, enjoying plenty of natural light. There is ample space for a king or super-king size bed and freestanding furniture, with an opening leading through to a dedicated dressing area fitted with bespoke built-in wardrobes, shelving, hanging rails and a dressing table positioned beneath a Velux window. A further door leads into the en-suite shower room, comprising a low-level WC, wash hand basin with mixer tap, tiled splashback, wall-mounted towel rail, shaving point and a separate shower enclosure with tiled walls, wall-mounted mixer controls and shower attachment. A side facing window provides natural light.

Bedroom 2

A spacious dual-aspect double bedroom with a pleasant outlook to the front and side elevations, offering ample room for a king-size or super king-size bed and freestanding furniture.

Bedroom 3

A double bedroom positioned to the rear of the property, enjoying views over the garden. The room provides space for a double bed and freestanding furniture, together with a built-in wardrobe featuring mirrored sliding doors, shelving and hanging rails.

Bedroom 4

Another well-proportioned double bedroom, positioned to the front of the property and enjoying a pleasant outlook. There is space for a double bed and freestanding furniture, with an alcove offering potential for a built-in wardrobe.

Family Bathroom

The family bathroom comprises a low-level WC and wash hand basin with pedestal and mixer tap, complemented by a tiled splashback, wall-mounted shaving point and towel rail. A panelled bath is fitted with a mixer tap and shower attachment over, together with tiled surrounds and a glazed hinged shower screen. A front-facing window provides natural light, and tile-effect flooring completes the room.

Garage

An oversized single garage providing space for a vehicle or additional storage, with an up-and-over door, power and lighting and useful eaves storage.

Externally

Front Garden

The front garden is bordered by an established hedge and a variety of shrubs, with a paved pathway leading to the front entrance beneath a storm porch, complemented by exterior lighting. A block-paved driveway provides off-road parking for approximately two to three vehicles and leads to the detached garage. Established planting and trees provide a degree of screening.

Rear Garden

The generous rear garden offers a combination of patio and lawn, providing plenty of space for outdoor dining, relaxation and entertaining. The paved patio extends from the kitchen/breakfast room and dining area, creating a natural connection between the indoor and outdoor living spaces. Sleeper borders define the lawn, while brick walling and fencing enclose the garden. A further paved pathway leads to a side gate providing access to the front driveway, with a shingled pathway running along the opposite side of the property.







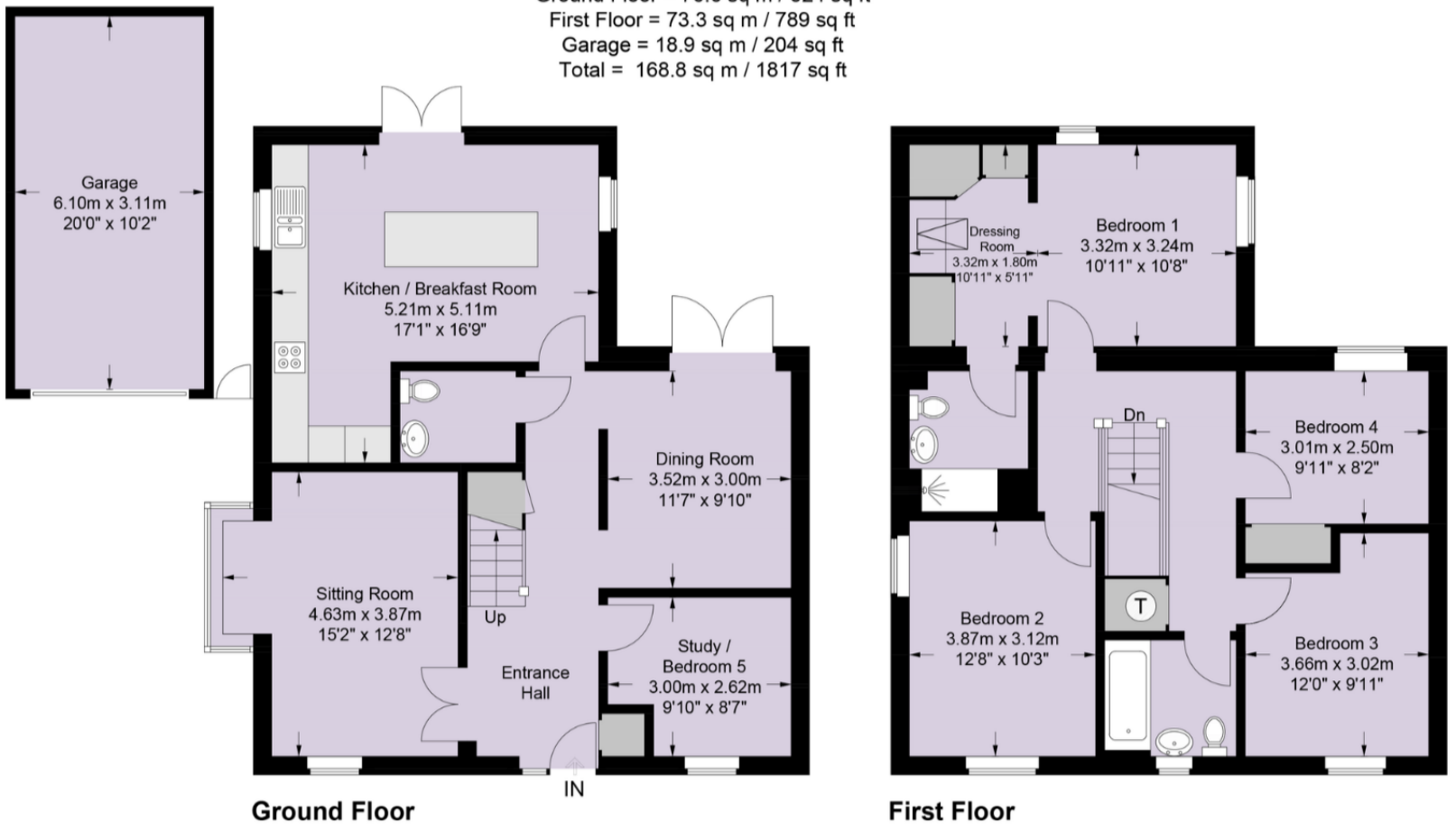








Approximate Gross Internal Area
Ground Floor = 76.6 sq m / 824 sq ft
First Floor = 73.3 sq m / 789 sq ft
Garage = 18.9 sq m / 204 sq ft
Total = 168.8 sq m / 1817 sq ft



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RINGWOOD
BH24

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APPROXIMATE AREAS	
GROUND FLOOR AREA	824 SQ FT
FIRST FLOOR AREA	789 SQ FT
TOTAL FLOOR AREA	1817 SQ FT
COUNCIL TAX	F
EPC RATING	B
APPROXIMATE UTILITY COSTS	

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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.