

# MIDDLETON ROAD

RINGWOOD | HAMPSHIRE | BH24 1RN





# Guide Price: £450,000

A charming period semi-detached Edwardian family home built circa 1903 is ideally situated in a highly desirable location within close proximity to Ringwood town centre and well-regarded local schools. The property presents excellent potential to modernise and extend (subject to planning permission), making it an ideal opportunity to create a bespoke family home and enjoys a generous and established south facing rear garden and also benefits from off road parking and a garage.

Viewing by appointment only, offered with no onward chain.

 2  3  2  2 + Garage

- Edwardian Home dating back to CIRCA 1903
- Three Bedroom Semi Detached
- Scope for Improvement and Extensions (STPP)
- Separate Sitting Room with Bay Window
- Dining / Family Room
- Ground Floor WC and Shower Room
- Generous South Facing Garden
- Garage and Off Road Parking
- Ringwood and Poulner School Catchment
- Short Walk to Ringwood Town Centre – NO CHAIN

## **Entrance Porch and Hallway**

A part-glazed UPVC door opens into a welcoming entrance porch, providing ample space for coats and shoe storage, with a window to the side aspect overlooking the driveway.

A further glazed wooden door leads into the entrance hallway, featuring a side window for natural light, space for additional storage or freestanding furniture, and an internal window to the dining/family room. Stairs rise to the first floor, and a door leads through to the sitting room.

## **Sitting Room**

Positioned at the front of the property, the sitting room

benefits from a feature bay window with a pleasant outlook, as well as additional side windows allowing for plenty of natural light. The room offers generous space for a sofa suite and freestanding furniture.

## **Dining / Family Room**

Accessed via an internal glazed door, this versatile second reception room enjoys dual aspect views to the side and rear. A brick-built fireplace with tiled mantel and hearth, fitted with an electric fire, provides a charming focal point. The room comfortably accommodates seating and dining furniture.

## **Kitchen**

Located to the rear, the kitchen overlooks the garden

and is fitted with a range of floor and wall-mounted units complemented by granite work surfaces. Features include a Butler-style sink with mixer tap, tiled splashbacks, and space for appliances including a freestanding oven, dishwasher, under-counter fridge, and washing machine. There is ample storage throughout.

## **Ground Floor WC & Shower Room**

Accessed from the kitchen, this convenient space comprises a low-level WC, wash hand basin with mixer tap and tiled splashback, and a walk-in shower.

## **Conservatory**

A bright and versatile garden

room accessed from the kitchen via a glazed door. The conservatory features a dwarf brick base with UPVC glazing, tiled flooring, and a personnel door leading to the front driveway. An internal door provides access to the garage, while an additional UPVC door opens onto the rear garden.

## **First Floor Landing**

The landing provides access to all three bedrooms and includes a ceiling hatch to the loft space.

## **Bedroom 1**

A spacious principal bedroom located at the front, benefiting from built-in wardrobes and ample space for a double or king-size bed along with additional furniture. A door provides direct access to the family bathroom.

## **Bedroom 2**

Another well-proportioned double bedroom with a side aspect, also featuring direct access to the family bathroom.

## **Bedroom 3**

Situated at the rear overlooking the garden, this bedroom includes built-in cupboards and a wash hand basin with traditional taps.

## **Family Bathroom**

Accessible from both Bedrooms One and Two, the bathroom comprises a panel-enclosed bath with shower attachment and mixer tap, wash hand basin with tiled splashback, low-level WC, and an opaque window to the rear.

## **Garage**

The single garage is accessible from the conservatory and via an electric roller door. It provides useful storage space and includes power, with room for additional appliances if required.

## **Externally**

### ***Front***

To the front, the property is approached via wrought iron gates leading to a tarmac driveway, offering off-road parking for two vehicles. The front garden is enclosed by a dwarf brick wall and railings, with fencing to the side and a shrub border.

A gate provides access to the conservatory and rear garden.

### ***Rear***

The generous south-facing rear garden features a block-paved patio and pathway leading to a greenhouse and storage shed. The remainder is mainly laid to lawn with established shrubs and trees, enclosed by fencing, and includes rear access via a gate.

## **Location**

The property is extremely well positioned in a sought after residential location within walking distance from Ringwood Town Centre and Ringwood Academy School. The bustling market town is 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 just a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

\*The property is being sold with a grant of probate -  
Viewings by appointment only\*

**Tenure** – Freehold  
**EPC** – D  
**COUNCIL** – New Forest District  
**COUNCIL TAX BAND** - D





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APPROXIMATE AREAS	
GROUND FLOOR AREA	863 SQ FT
FIRST FLOOR AREA	468 SQ FT
TOTAL FLOOR AREA	1331 SQ FT
COUNCIL TAX	D
EPC RATING	TBC
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](mailto:Ringwood@meyersstates.com)  
[www.meyersstates.com](http://www.meyersstates.com)

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