

Hangersley Hill

Ringwood, BH24 3JR




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MOVING BEYOND EXPECTATIONS



Asking Price: £750,000

Occupying an enviable position at the top of Hangersley Hill is this wonderful character three bedroom property enjoying sprawling views of the local fields and Forest beyond. This well established family home sits on a large plot (approx. 0.2 of an acre) and has been carefully modernised to an exacting standard by the current owners. Featuring a stunning open-plan kitchen/diner flowing into a west-facing orangery, a cosy sitting room with wood burner, a downstairs shower room and a versatile second-floor loft room, the property is further enhanced by generous driveway parking and two fully powered outbuildings. An ideal home for modern family living and home working alike.

 3  3  2  Multiple Vehicle Driveway

- Three Bedroom Semi-Detached House
- Driveway Parking For Multiple Vehicles
- Stylish Open Plan Kitchen/Diner
- Ground Floor Shower Room
- Far Reaching Views of Surrounding Countryside
- West Facing Garden on 0.2 of an Acre
- Two Outbuildings Suitable for Home Offices
- Versatile Loft Room

Entrance

The property is approached via a pedestrian front gate and pathway or driveway to the side which precede a composite front door opening into a welcoming porch with tiled flooring, a side aspect double glazed window, hanging space for coats and ample shoe storage. A further glazed oak door leads into the internal hallway, which provides additional storage space and houses the Worcester boiler. Access is also given to the downstairs shower room via a wooden folding door. The contemporary shower room comprises a walk-in tiled shower, wash hand basin with splashback, low level WC, wall-mounted ladder towel rail and a side aspect obscured window

Kitchen/Diner/Orangery

A wooden roller door opens into the bright and spacious kitchen/diner, seamlessly linked with the same tiled flooring throughout. The kitchen is fitted with shaker-style base units complemented by a blend of stone and wooden work surfaces. Features include two side aspect windows with fitted shutters, integrated dishwasher, subway-style tiled splashbacks, integrated bins, and space for a freestanding Rangemaster-style oven with extractor. The kitchen flows effortlessly into a stunning west-facing orangery, flooded with natural light and featuring skylights with electronically operated blinds. This show stopping space offers ample room for

offers ample room for a large dining table and chairs, is fitted with two vertical traditional radiators, and enjoys French doors and full-height windows overlooking the decking, garden and far-reaching views beyond.

Dining/Sitting Room

A small step and folding glazed door lead from the orangery to the dining area which benefits from wooden floors and a large archway leading to the cosy sitting room. Two reception rooms suitable for the adaptability of family living, the sitting room features a wood burner with tiled hearth and oak mantle and a front aspect window fitted with shutters. The dining area enjoys a fireplace and houses the staircase.

Landing

Accessed via a carpeted staircase the first floor landing provides access to the principal bedrooms and bathroom and includes a loft hatch with pull-down ladder leading to a boarded loft space with power and lighting.

Bedroom 1

Bedroom one features carpeted flooring, shutter blinds and built-in shelving, creating a comfortable and well-appointed double bedroom located toward the front of the property.

Bedroom 2

Another spacious double bedroom enjoying a bright double aspect to the front and side, fitted shutter

spotlights and a traditional radiator completing the character feel found throughout.

Bedroom 3

This double bedroom benefits from floor to ceiling sliding door built-in wardrobes and a rear aspect window enjoying far-reaching views of the garden and fields beyond.

Loft Room

Accessed via bedroom three a staircase rises to the second-floor loft room, a versatile space suitable for use as an extension of bedroom 3, home office or hobby room. The loft room enjoys excellent natural light via two Velux windows and makes the most of the fantastic views on offer.



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Family Bathroom

The stylish family bathroom is finished with laminate flooring and subway-style tiling, comprising a panelled bath with mains-fed waterfall shower, low level WC, heated towel rail and a vanity unit with bowl wash hand basin and stainless steel tap.

Garden

Accessed via doors from the orangery the beautiful raised decking area with covered pergola provide the perfect extension to open plan family living enjoying views of the garden and providing suitable space for al-fresco dining and openair lounging. With steps leading down to a sprawling west facing lawn area, the private garden is

is fully enclosed by fencing and hedging and includes a large shed, further seating area and views of the open fields to the rear.

Driveway

Secure gated side access from the garden leads to a generous driveway suitable for multiple vehicles. Enclosed via gates and hedgerow for additional privacy.

Outbuildings

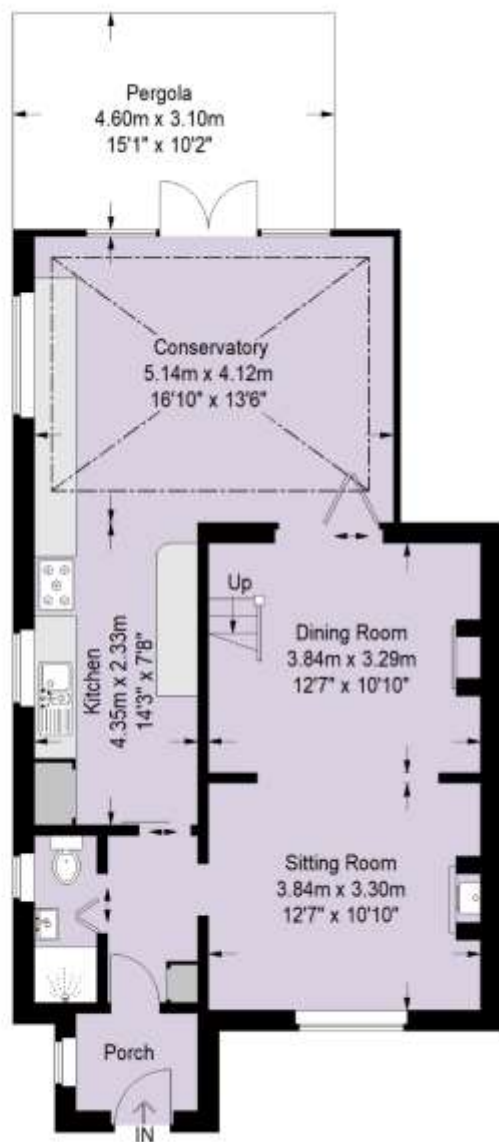
The property further benefits from two versatile outbuildings, both equipped with power and lighting and currently utilised as home offices. One outbuilding also doubles as a utility space with plumbing for a washing machine and tumble dryer.

Location

Hangersley is the perfect location for those seeking close proximity to a town but the peace and serenity of New Forest living. Surrounded by forest walks and open fields the property enjoys far reaching views and is located to the top of Hangersley Hill just a short distance from the popular and bustling market town of Ringwood. 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.

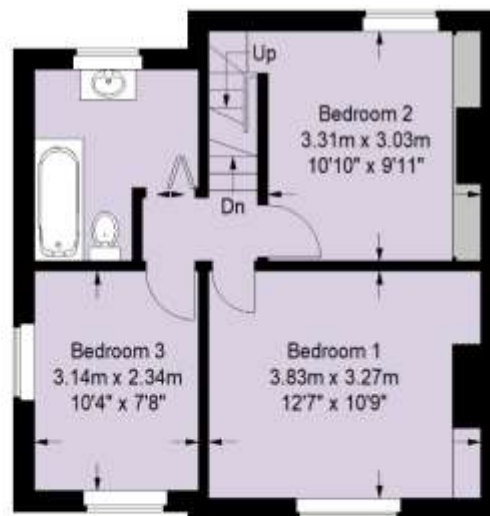
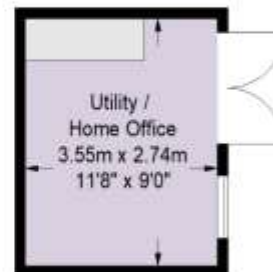
Contact us today for further info and viewing arrangements



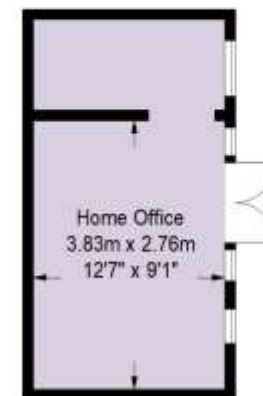


Ground Floor

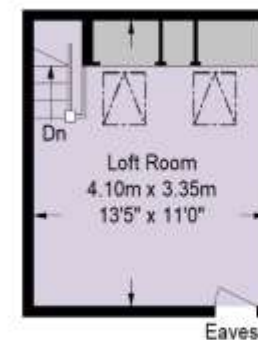
Approximate Gross Internal Area
Ground Floor = 68.2 sq m / 734 sq ft
First Floor = 41.3 sq m / 444 sq ft
Second Floor = 13.7 sq m / 147 sq ft
Outbuildings = 24.3 sq m / 261 sq ft
Total = 147.5 sq m / 1586 sq ft



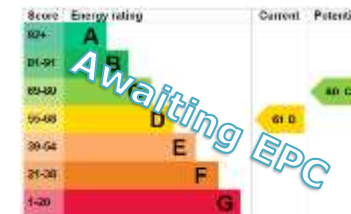
First Floor



(Not Shown In Actual
Location / Orientation)



Second Floor



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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

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