

# LINDEN GARDENS

Ringwood | Hampshire | BH24 1HG





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MOVING BEYOND EXPECTATIONS



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# Guide Price: £400,000

Set within a quite cul-de-sac location, a well-presented three-bedroom semi-detached family home, ideally located just moments from Ringwood town centre and within walking distance of the highly regarded local schools. The property offers bright and airy accommodation, landscaped gardens, and a desirable south/west-facing rear aspect. The current owners have significantly improved the home, including the installation of UPVC windows and doors throughout (sash-style to the front), a newly fitted boiler, a log burner, and landscaped front and rear gardens.



- Three-Bedroom Family Home in Sought-After Ringwood Location
- Walking Distance to Town Centre
- Bright and Spacious Accommodation Throughout
- Re-Fitted UPVC Windows and Doors, Sash-Style Front Windows
- Newly Fitted Boiler and Efficient Heating System
- Spacious Sitting/Dining Room with Log-Burning Stove and Storage
- Low Maintenance South West Facing Landscaped Rear Garden
- Ground Floor WC and Cloakroom
- Parking for Two Cars
- Ringwood Infant, Junior and Academy School Catchment

## **Entrance Hallway**

A UPVC front door opens into a bright and spacious entrance hallway, featuring a large storage cupboard which also houses the newly fitted boiler. The hallway provides access to all ground floor accommodation and benefits from laminate wood-effect flooring, which continues seamlessly into the sitting/dining room and kitchen.

## **Ground Floor Cloakroom**

Accessed from the hallway, the cloakroom includes a low-level WC and wash hand basin with pedestal and mixer tap. There is useful storage for coats, along with a built-in cupboard housing the electric meter and fuse

board. A window to the front elevation provides natural light, and part-tiled walls complete the space.

## **Kitchen**

The separate kitchen enjoys a pleasant outlook over the front garden via a window and is fitted with a range of shaker-style floor and wall units with contrasting worktops. There is a stainless steel sink and drainer positioned beneath the window, a Neff gas hob with oven below, and an extractor hood over, complemented by tiled splashbacks. Integrated appliances include a slimline dishwasher, with additional space and plumbing for a washing machine and space for a freestanding fridge freezer. Laminate flooring continues from the hallway.

## **Sitting / Dining Room**

Double oak doors from the hallway lead into the spacious sitting/dining room, located at the rear of the property. The room offers ample space for both seating and dining furniture and features bespoke built-in storage surrounding the fireplace, with alcove shelving and TV storage. A central brick chimney breast houses a wood-burning stove on a slate hearth. The dining area comfortably accommodates a six to eight-seater table, while UPVC French doors open directly onto the rear garden and patio, creating an ideal space for indoor-outdoor living and entertaining.

## **First Floor Landing**

Stairs rise from the hallway to the first-floor landing, which

provides access to all bedrooms and the family bathroom. A window to the front aspect brings in natural light, and a loft hatch with ladder gives access to a partially boarded loft with power and lighting.

## **Bedroom 1**

A generous principal bedroom overlooking the rear garden and side aspect, with ample space for a super king-size bed and freestanding furniture.

## **Bedroom 2**

A spacious double bedroom with room for a king-size bed and additional furniture.

## **Bedroom 3**

Positioned to the front elevation, this is a small

double or large single bedroom. It also provides access to a linen cupboard with shelving and a hot water cylinder.

## **Family Bathroom**

The family bathroom serves all three bedrooms and includes a low-level WC, wash hand basin with pedestal, and a panelled bath with mixer taps, wall-mounted shower valve, and rainfall showerhead with glass screen. The room benefits from tiled walls, a towel rail, and wood-effect flooring, with a window to the front elevation.

## **Externally**

### ***Front***

The property is approached via a brick

wall and picket gate leading to a sandstone pathway to the front door, with a covered storm porch. The front garden is landscaped with artificial turf and slate borders. Side access provides parking for two vehicles.

### Rear Garden

The rear garden is a particular feature, accessed via the dining room and landscaped with a sandstone patio ideal for outdoor dining and entertaining. A slate area sits to the side, all enclosed by fencing and a traditional brick wall. A brick-built outbuilding provides useful storage. The garden enjoys a south/west-facing aspect, making it particularly sunny and private.

### Location

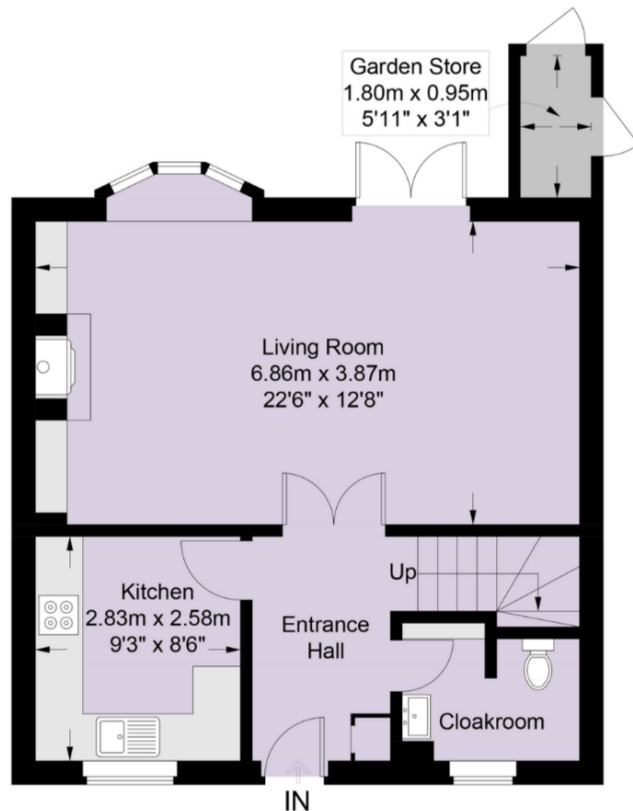
Linden Gardens is situated within a small cul de sac location, perfectly positioned to take advantage of the popular Ringwood Academy School and the Infant and Junior schools. The property is extremely well positioned in a premium and sought after residential location within walking distance of the bustling market town and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

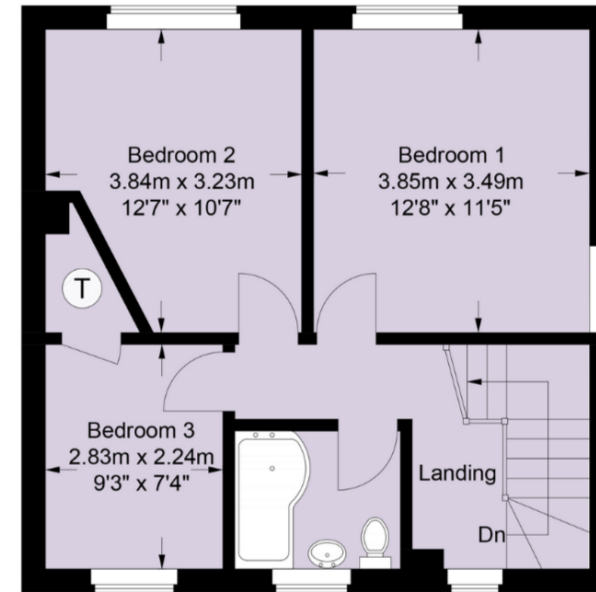
**COUNCIL** – New Forest District  
**TENURE** – FREEHOLD  
**COUNCIL TAX BAND** – C  
**EPC** - D





Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 47.7 sq m / 513 sq ft  
 First Floor = 47.2 sq m / 508 sq ft  
 Outbuilding = 1.6 sq m / 17 sq ft  
 Total = 96.5 sq m / 1038 sq ft



First Floor

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 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	513 SQ FT
FIRST FLOOR AREA	508 SQ FT
TOTAL FLOOR AREA	1038 SQ FT
COUNCIL TAX	D
EPC RATING	D
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.

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