



HEARNES

WHERE SERVICE COUNTS

St Anns Gate, Broadshard Lane, BH24 1RR

Plenty of parking, a large garage and fantastic insulated garden room & WC, are just a few features of this beautifully presented, spacious & versatile town house, that is being offered for sale with forward chain.

Located within one of Ringwood's premier roads and close to the Town Centre, local schools and travel links, this property would make a great family home or second/holiday home.

The first floor comprises a very large landing. three double bedrooms and a modern family bathroom. The master bedroom has its own private en-suite shower room and walk-in dressing room.

The kitchen/breakfast room has been very well-planned, maximising the available space. It is fitted in a range of modern units with sleek, black granite worktops/upstands with high quality built-in appliances.

Located at the rear of the property, opening into the private garden (via bi-fold doors), is the open plan living space, comprising a dining area, cosy sitting room and fabulous, vaulted family room.

This charming, light and airy property further benefits from plenty of useful storage, a downstairs WC, gas central heating and double glazing.

The rear garden extends to around 65' (maximum) and is enclosed by panel fencing, mature trees shrubs and hedging, with a well-tended lawn and gorgeous, full-width porcelain paved terrace, designed for outdoor entertaining. To the rear of the garden is a matching, cream porcelain paved terrace and superb, brick-built, insulated outbuilding (attached to the rear of the garage). This versatile building is perfect for anyone needing a home office/gym or just ancillary accommodation. It also has the added benefit of a WC.

To the front is parking for two cars and located to the rear is a generous garage , with further parking in front , and with power and light.

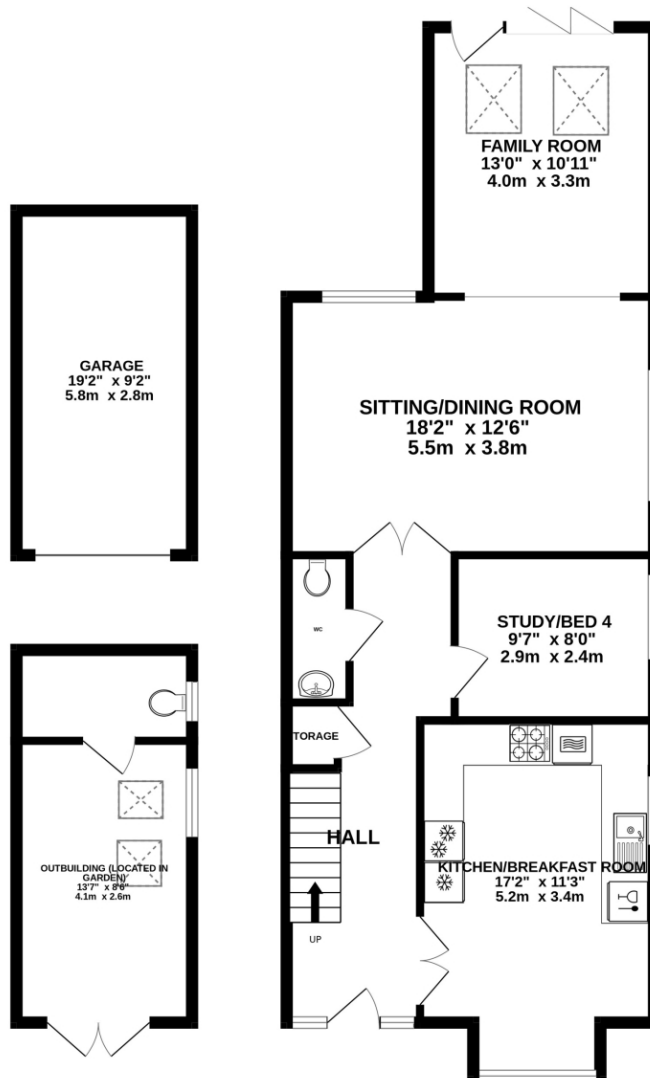
Local Authority: New Forest

Council Tax Band: D

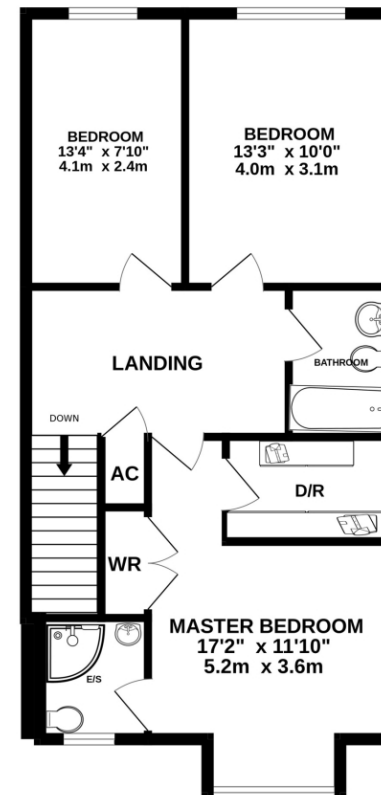
Energy Performance Certificate: Rating TBC



GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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