

# BUMBLEBY COTTAGE

Southampton Road | Ringwood | BH24 1JD





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# Asking Price: £285,000

A charming three bedroom Grade 2 listed character cottage which has been restored and maintained by its current owner and offers cosy, yet deceptively spacious living accommodation and is conveniently located moments from Ringwood town centre. The property is believed to have dated back to the early 1700s and was formerly owned by the same family for over 40 years. Comprising three bedrooms over the first and second floor, a wonderful sitting room with an inglenook fireplace, kitchen with a walk in pantry and a separate dining room onto a sunny courtyard garden. This home could make a perfect investment property or for someone wanting to be within the town centre.

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- Three Bedroom Grade 2 Listed Cottage
- Well Presented and Maintained Throughout
- Steeped in History and Character Features
- Sitting Room with Log Burning Stove
- Kitchen and Separate Dining Room
- Vaillant Combination Boiler
- Doorstep Walk into Ringwood Town Centre
- Sunny Aspect Court Yard Garden
- Ringwood School Catchment



## Entrance

A cottage style front door with leaded paned window provides access into the entrance hall with quarry tiled flooring. The stairs rise to the first floor landing and an internal doorway leads into the sitting room.

## Sitting Room

The spacious, yet cosy, sitting room features a leaded bay window with a window seat, secondary glazing and an aspect over the front garden. The room is laid with wood block herringbone flooring, and there is ample space for a sofa suite, chairs and freestanding furniture. A wonderful inglenook fireplace is a central point of the room, with a wood-burning stove on the stone hearth, and an oak beam

mantlepiece. The sitting room also contains an alcove, bookcase, shelving, useful understairs storage.

## Kitchen

An internal door from the sitting room leads into the kitchen. Wall units with a contrasting quartz stone work surface and upstands are fitted with a mid-height Neff Slide&Hide oven, integrated dishwasher, an inset stainless steel Franke sink and mixer tap and an AEG induction four ring hob with a Neff stainless steel chimney extractor over. There is space for a freestanding fridge/freezer which is enclosed with additional built-in storage cupboards and shelving. An internal door within the kitchen leads into the walk-in pantry which has a built-in quartz countertop, shelving and space for additional

electric appliances such as a microwave oven or air fryer. The flooring within the kitchen is finished with quarry tiles and an opaque opening window which provides natural light.

## Dining Room

Accessed from the kitchen, the separate dining room has been laid with wood effect flooring and features built-in shelving, a storage cupboard and a part glazed stable door that provides access to the courtyard garden. The dining room has ample room for a 4-6 seater table and chairs.

## Bathroom

The ground floor bathroom has been refitted to comprise a double ended bath, with a handheld shower attachment and mixer valve taps and is enclosed with tiled walls. The

inset ceramic basin is complete with traditional style taps, a vanity storage unit below, tiled splashbacks, mirrored cabinet and shaving point over. There is a low-level WC, walk-in shower enclosure with pivoting glass shower door, mixer valve taps and shower attachment over. A fitted utility cupboard houses the washing machine and tumble dryer with built-in shelving for linen with another cupboard housing the Vaillant Combi boiler.

## Landing

Carpeted stairs with an oak handrail lead up to the split level first floor landing, which provides access to bedrooms one and two and a separate cloakroom. An additional set of stairs lead up to the third bedroom on

the second floor.

## Bedroom 1

A dual-aspect double bedroom with a view to the side and front elevation. There is ample space for a double bed, freestanding furniture and also benefits from a bank of fitted wardrobes with shelving and rails within.

## Bedroom 2

A single bedroom with an aspect over the rear, benefiting from a built-in wardrobe and space for free standing furniture.

## Bedroom 3

A single bedroom with an apex ceiling and Velux roof light. Has fitted wrap around built in eave storage, shelving and bookcase.

## First Floor Cloakroom

From the landing, an internal door leads into the separate cloakroom which comprises a level WC with enclosed cistern, vanity unit with a ceramic countertop sink and mixer tap and mosaic tiled splashback. Finished with tile effect flooring.

## Externally

A picket gate and low level brick wall encloses the front garden which has been finished with slate chippings and well-stocked shrub borders with a slate pathway leading to the front door. A log store is located within the corner and the garden is enclosed with fencing to both sides. A stable door from the dining area leads out to the low maintenance courtyard garden which is enclosed with panel fencing and concrete posts and is mainly laid to patio with shrub beds. A perfect space for an outdoor dining set and chairs.

## Location

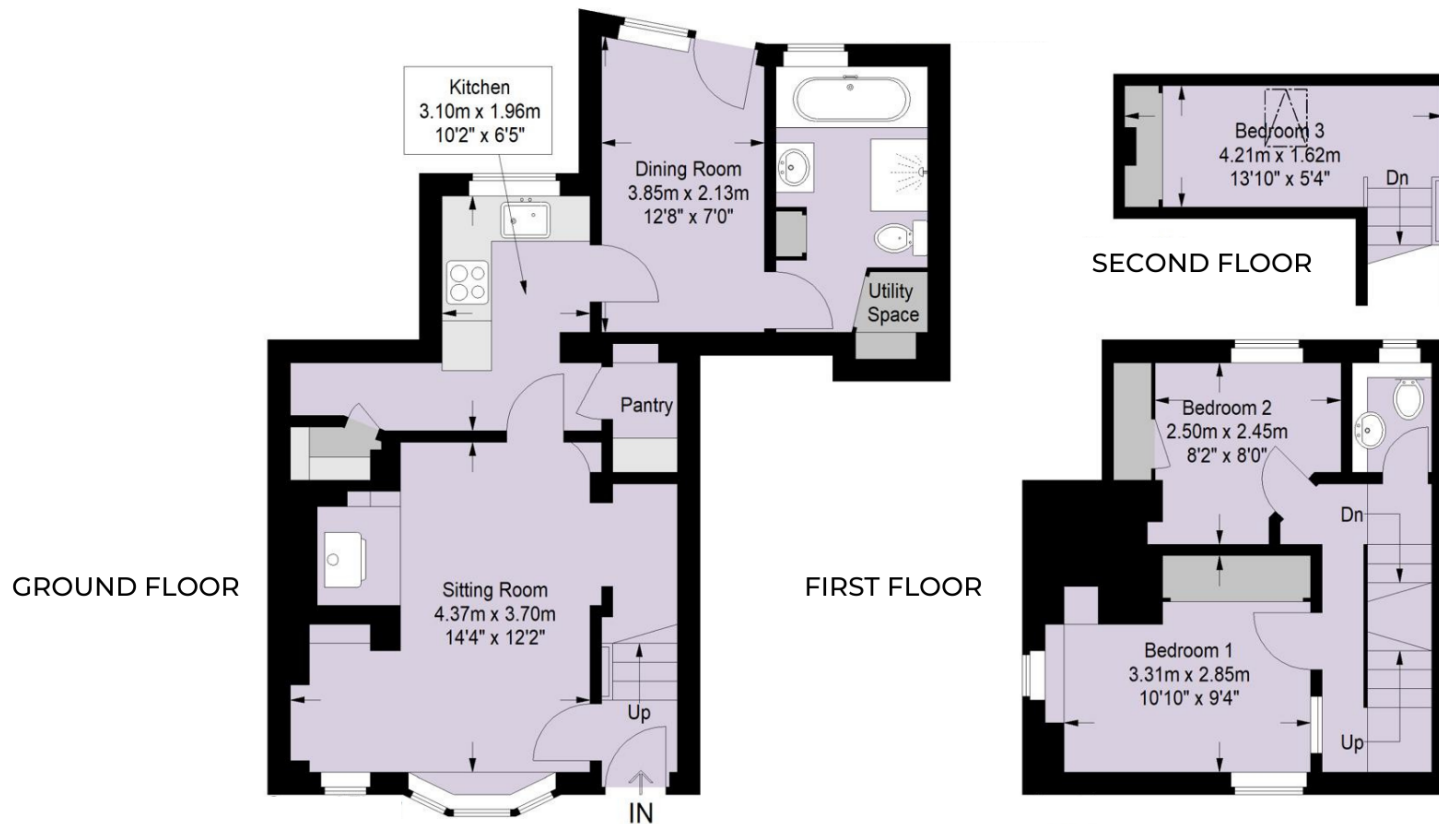
Bumbleby Cottage is extremely well positioned with doorstep access into Ringwood Town Centre and within catchment of the highly sought after and desirable Ringwood Academy School. This bustling market town is located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's 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 and Jurassic coastline, whilst also benefiting from the wonderful open New Forest on its doorstep.

**Dan Godwin** 07921 630833 | [dan.g@meyersstates.com](mailto:dan.g@meyersstates.com)

**Patrick Hester** 07581 253269 | [patrick.h@meyersstates.com](mailto:patrick.h@meyersstates.com)

**EPC – Exempt | Council Tax – C**





**SOUTHAMPTON ROAD**  
**RINGWOOD**  
**BH24**

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APPROXIMATE AREAS	
GROUND FLOOR AREA	524 SQ FT
FIRST FLOOR AREA	247 SQ FT
TOTAL FLOOR AREA	849 SQ FT
COUNCIL TAX	C
EPC RATING	N/A
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@meyersestates.com**  
**www.meyersestates.com**

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