

Jessamine Cottage,
Kingston, Ringwood, BH24 3AX





Asking Price: £650,000

Dating back to circa 1760, this enchanting thatched cottage is rich in character and history, showcasing a wealth of original features including exposed beams, period flooring and two striking inglenook fireplace. Located on the Kingston/Ringwood boundary line this beautiful family home has been thoughtfully extended over time, blending historic charm with practical modern living, offering versatile accommodation including a vaulted playroom, two spacious receptions and well-proportioned bedrooms. Positioned within a peaceful setting with far-reaching views across surrounding farmland, this unique home provides a rare opportunity to acquire a quintessential country cottage close to Ringwood with parking.

 3  3  2  Multiple Vehicles

- Detached Thatched Cottage
- Three Double Bedrooms
- Two Modern Bathrooms (One ground floor and one first)
- Three Large Reception Rooms including a Playroom
- Exceptionally Maintained and Presented
- Two Original Inglenook Fire Places with Log Burner
- Stripped Back Original Beams
- Parking to the Rear for Two Vehicles
- Short Walk to Country Pubs and Farm Shop

Entrance Porch

A central front door is preceded by a footpath and lawn with traditional picket fence surrounds. A large wooden front door leads to an internal porch which in turn provides access to spacious reception room.

Sitting Room

Located to the front of the property, the sitting room is brimming with character and charm, featuring exposed beams carefully restored by the current owners, original flooring and a traditional inglenook fireplace fitted with a Charnwood cove 2 log burner 8kw. Acoustic secondary glazing enhances comfort across dual front facing windows whilst this spacious reception room has ample room for a large sitting furniture as required

Dining Room

From the sitting room, an internal hallway provides understair storage and is open to a central reception room with double aspects to both sides via double glazed windows, creating a bright yet cosy space ideal for family meals or entertaining. The dining room is complete with a second inglenook fireplace fitted with a Penguin wood burner with pizza section. A corner cupboard provides access to an airing cupboard housing the Valliant Boiler.

Family Living Room

A standout feature of the home is the vaulted playroom, benefiting French doors opening to the back garden. This versatile space is flooded with natural light and can serve as a playroom, studio, or additional living area.

Kitchen

Forming part of a later extension, the kitchen offers a practical and well-laid-out space. Comprising of a traditional double drainage sink, freestanding oven, washing machine and dishwasher, along with wall-mounted shelving for storage. The room combines functionality with charm and provides direct access to the adjoining dining room via a wooden door, as well as a UPVC door to the back garden where beautiful Wisteria climbs the external wall.

Ground Floor Shower and Cloakroom

The fully tiled ground floor shower rooms combines traditional finishes with contemporary. Featuring a corner shower, low level WC,

Wash hand basin with gold taps, chrome towel rail with exposed copper inlets and an obscure side aspect window.

First Floor Landing

A wooden staircase with a carpeted runner rises to the first floor, complementing the home's traditional style. The spacious landing provides access to all bedrooms and retains the cottage's characterful charm.

Bedroom 1

A bright triple-aspect principal bedroom allowing for an abundance of natural light throughout the day, offering flexibility and space for large free standing furniture this room also features an exposed brick chimney breast.

Bedroom 2

A delightful double bedroom enjoying far-reaching views across the locally known Four Acre farm. Also providing access to the boarded loft via a hatch and ladder. The loft is complete with lighting and power.

Bedroom 3

A third spacious double room also enjoying a front facing window with far reaching views across neighbouring farmland. Featuring a fitted wardrobe and ample space for large free standing furniture as required.

EPC: D

Council Tax Band: E

Local Authority:

New Forest

Family Bathroom

The traditional style family bathroom serves all three bedrooms. The beautifully fitted bathroom comprises of a panelled bath with mains-fed waterfall shower, low-level WC, wash basin, and a contemporary matt black towel rail. A quaint archway seamlessly links the main bathroom and WC.

Important Additional Information

Please note that this charming cottage is not listed and benefits from mains drainage. Heating is served by a Vaillant gas boiler installed in 2017 and serviced annually. The thatched roof (ridge and rear section) was fully replaced in 2017,

with chimneys rebuilt to meet current insurance regulations. The remaining thatch has been inspected and is in good condition. Log burners are fitted with insulated flues and inspection hatches, meeting high insurance standards.

Externally

The front garden is enclosed by a picturesque white picket fence. Located on a corner plot the lane* seen to the side of the property (front picture) provides access to two parking spaces at the bottom of the garden. Two gates provide secure private access to the beautifully landscaped back garden. With doors opening from the family room and kitchen the large West

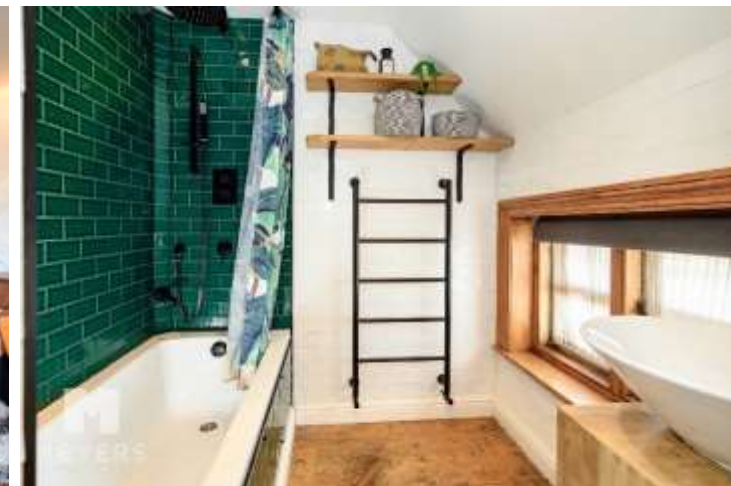
facing garden features a wall to one side and is enclosed by board fencing to the other side and rear. Complete with a block paved patio area suitable for al-fresco dining the garden has been laid to lawn with surrounding potted flowerbeds. Also including a shed for additional storage the extremely private garden also features slightly elevated views of the local Bisterne common. *The property has full right of way and the lane is owned and maintained by the Bisterne Estate.

Location

Ideal for dog walkers and families alike the cottage is perfectly positioned to take advantage of local bridleways between farmland and countryside whilst within walking distance to Ringwood.

The property sits on the Kingston/Ringwood boundary, Lower Kingston being a rural hamlet within the Avon Valley conservation area whilst Ringwood is a popular market town in the New Forest. Highly regarded for its school catchments Ringwood 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 a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

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Ground Floor

Approximate Gross Internal Area
 Ground Floor = 78.3 sq m / 843 sq ft
 First Floor = 50.9 sq m / 548 sq ft
 Total = 129.2 sq m / 1391 sq ft



First 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.