



**HEARNES**

WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1XB

## FREEHOLD

A popular cul-de-sac location, westerly facing rear garden and plenty of parking, are just a few features of this exceptional detached family home that has been extensively and tastefully improved by the current owners over the last few years.

This first floor briefly comprises four well-proportioned bedrooms, two with built-in wardrobes and two modern bath/shower rooms (en-suite to the master).

The main changes have been made to the ground floor accommodation, which has been thoughtfully re-modelled, creating a fantastic property, perfect for modern family living. The formal sitting room has a feature fireplace, plantation shutters and casement doors that open out into a simply stunning, open plan kitchen/dining room. This superb space has been carefully remodelled in 2018 and makes the very best use of the space on offer. It is fitted in a range of in frame units with contrasting worktops and splashbacks. High quality built-in appliances include a Bosch dishwasher, Zanussi washing machine and stainless steel Samsung 5-burner gas hob and Kenwood double oven and microwave. This flexible space is then open plan to a gorgeous orangery style family/garden room which overlooks and has direct access into the private gardens via a set of bi-fold doors.

In 2019 the garage was partly converted in a very useful home office/gym. It is insulated with casement doors into the garden. There is still useful storage to the front section of garage, perfect for bikes, garden furniture etc.

This exceptional home further benefits from plantation shutters fitted to the two front facing bedrooms, a downstairs wc, gas central heating (new boiler 2018) and double glazing (installed 2021).

The rear garden has a westerly aspect and extends to almost 50 foot in length, enjoying high levels of privacy and seclusion. It is enclosed by fencing with mature hedging trees and shrubs. A natural sandstone paved seating areas adjoins the property and was laid in 2016. The driveway was also extended and now provides plenty of useful parking.

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

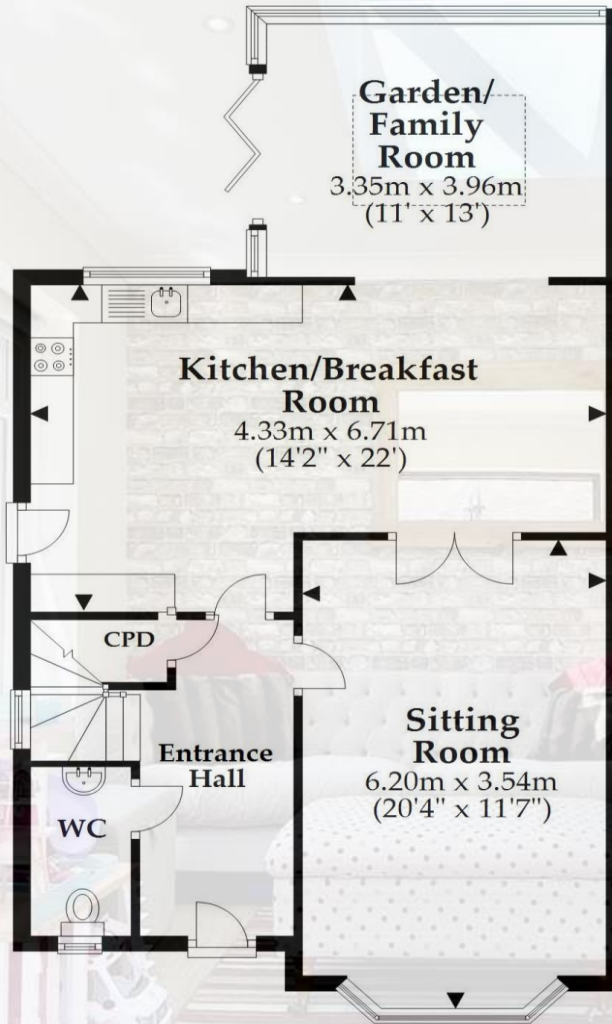


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

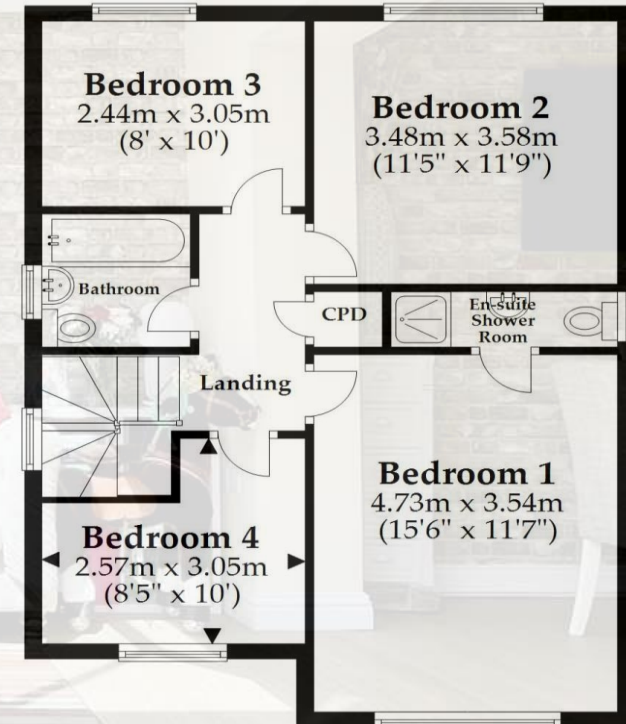
Approx. 73.8 sq. metres (794.4 sq. feet)

## Outbuilding



## First Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 132.7 sq. metres (1428.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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