



**HEARNES**

WHERE SERVICE COUNTS

# Matchams, Ringwood, BH24 2BZ

## FREEHOLD

Beautiful walks in the nearby Avon Heath/Matchams Forest, plenty of parking and no forward chain, are just a few features of this delightful, detached family home that has been well maintained by the current owners.

Positioned within an exclusive development of just twenty-two similar homes and adjoining stunning open forest and heathland, this lovely, spacious property is perfect for a growing family or anyone who enjoys walking or running.

There are four, well-proportioned double bedrooms, three having built-in wardrobes/storage, in addition to three bath/shower rooms (two being en-suite).

On entering this impressive home, you are met by a warm and welcoming central reception hall, serving the principal ground floor accommodation. There are three flexible reception rooms, one that could easily be used as a fifth bedroom if required.

The kitchen/breakfast room has been tastefully fitted in a range of oak-fronted units with contrasting granite worktops and tiled splashbacks. Integrated appliances include a fridge, freezer and dishwasher in addition to built-in oven hob and filter/extractor canopy.

This wonderful family home, further benefits from gas central heating (Megaflo system), double glazing, a security alarm system, downstairs cloakroom and a very useful separate utility room.

The rear garden is accessed by doors from the dining room and utility room and has been designed to be easy to maintain, with an area of low maintenance gravel and lawn.

To the front is a gravelled driveway that provides parking for two vehicles with potential for more. This in turn leads to an integral double garage with a door to the side path and an internal door to the utility room.

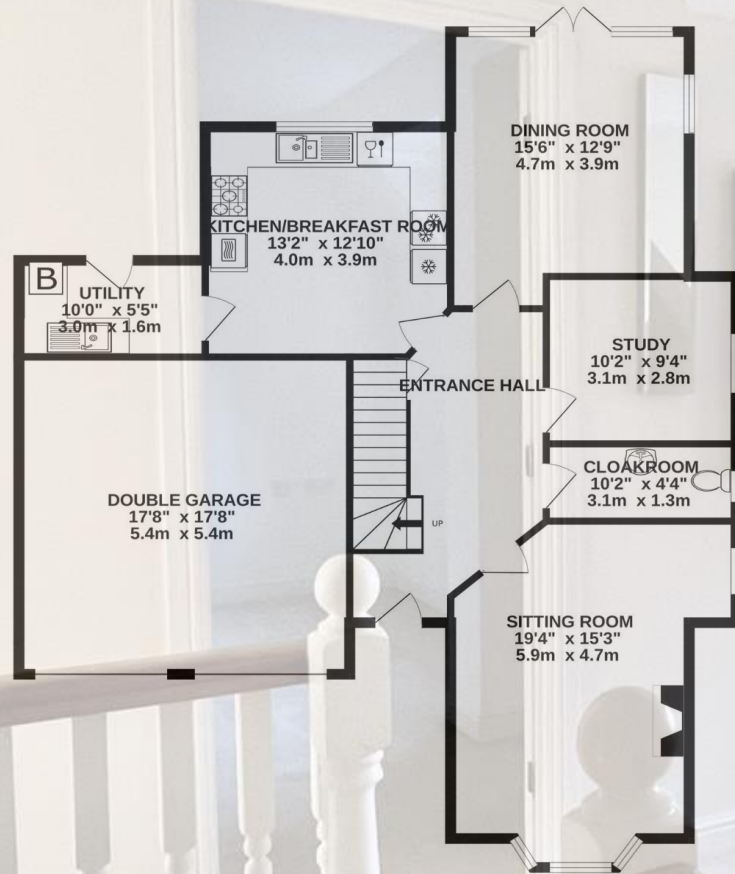
**COUNCIL TAX BAND: G Dorset (east Dorset)**

**ENERGY PERFORMANCE RATING: C**

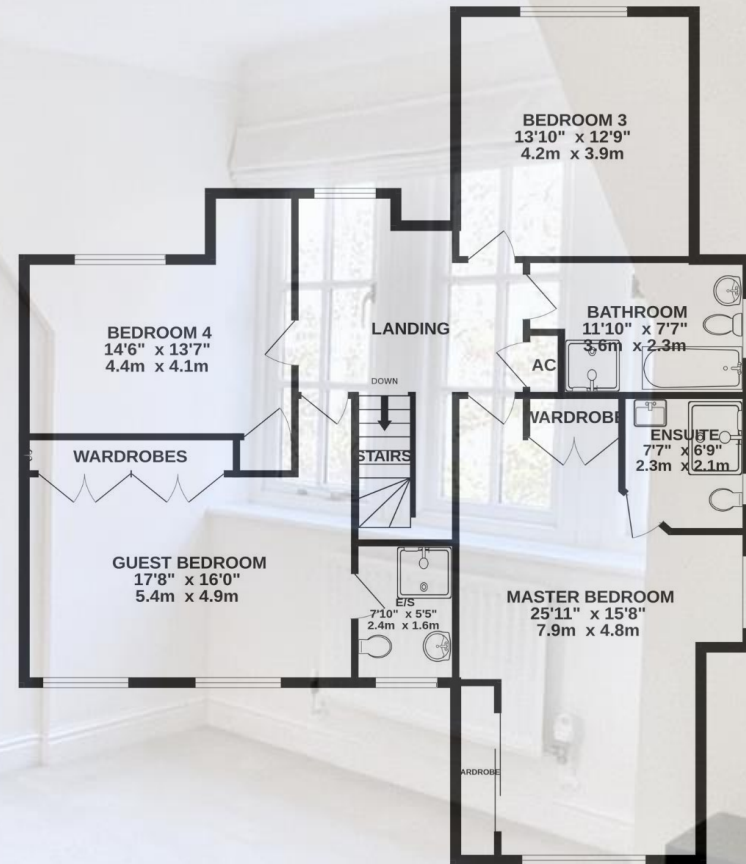
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
1242 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR  
1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 2501 sq.ft. (232.4 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.

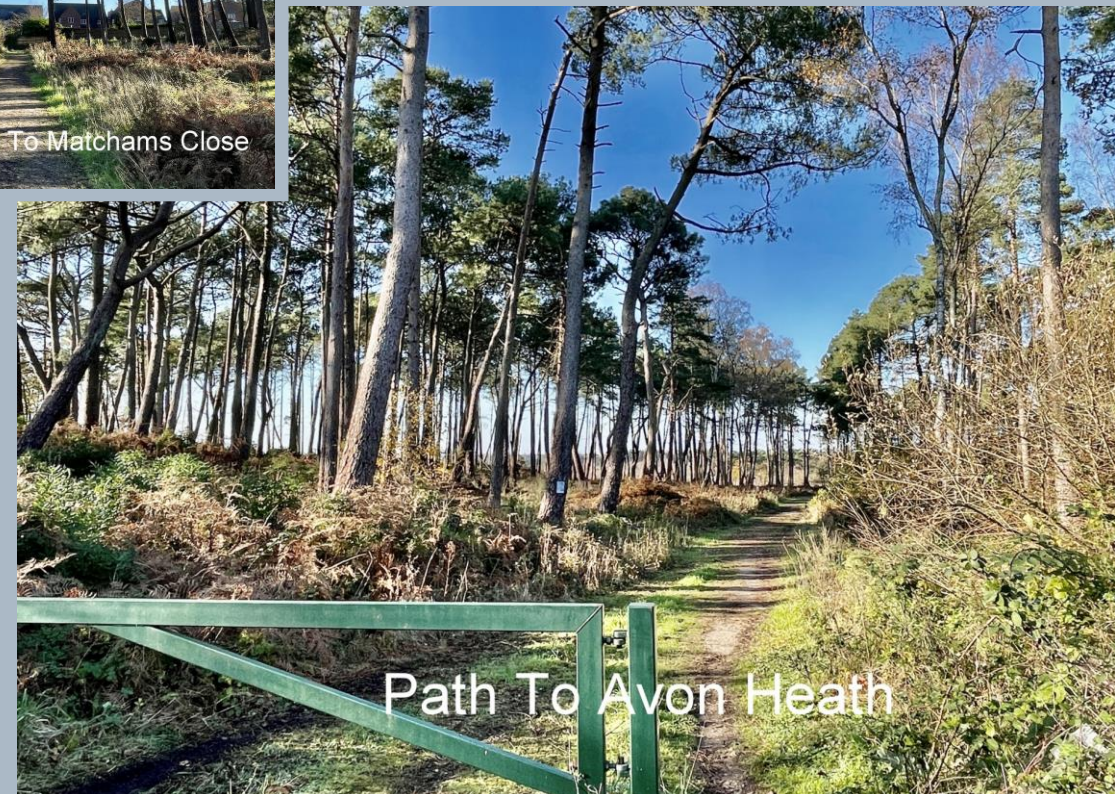
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE



View From Forest Up To Matchams Close



Path To Avon Heath