



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1HG

FREEHOLD

A fantastic town centre location, off road parking, garage and a stunning rear garden, are just a few features of this exceptional and imposing home that is located within a short walk to the town centre, this wonderful home is perfect for anyone who wants all the local facilities and schools close to hand.

The ground floor accommodation is mostly directed to the rear with its fantastic views over the garden and sunny aspect. The living and dining room extend full width across the rear with bay window to the living room and door into the garden. Bifold doors can be opened to make this room as one if desired but also gives the opportunity for separation of the reception areas. The kitchen overlooks the front and allows access into the garage. There is a modern range of units, worktops and tiled wall areas as well as space and plumbing for appliances. The ground floor also lies host to a shower room with WC.

The first floor offers three well-proportioned bedrooms, all serviced by a well-placed family bathroom with matching suit and tiled wall areas. The master bedroom currently has access to bedroom three through an archway which is fully fitted out with mirror fronted wardrobes and which allows ideal use as a dressing room, this could of course be separated off with a few minor alterations and reverted back to bedrooms three. Equally many homes in the area have converted the roof space into accommodation and subject to any consents required this could be considered.

The rear garden extends to approximately 90' in total and is partly walled which offers a great degree of privacy, well enclosed by secure fencing and mainly laid to lawn the gardens also incorporate a pretty summerhouse.

The front of the property incorporates off road parking leading to the garage with up and over door (not of a traditional size the garage is smaller to the rear and whilst it could accommodate a small vehicle most use this for storage with access into the rear garden.

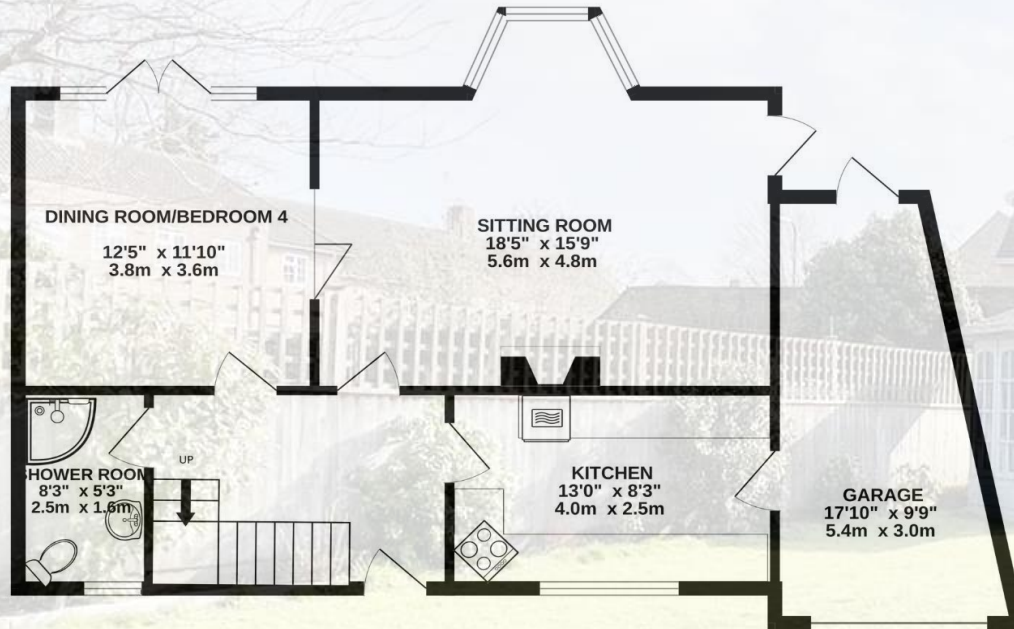
COUNCIL TAX BAND: D New Forest

ENERGY PERFORMANCE CERTIFICATE RATING: E

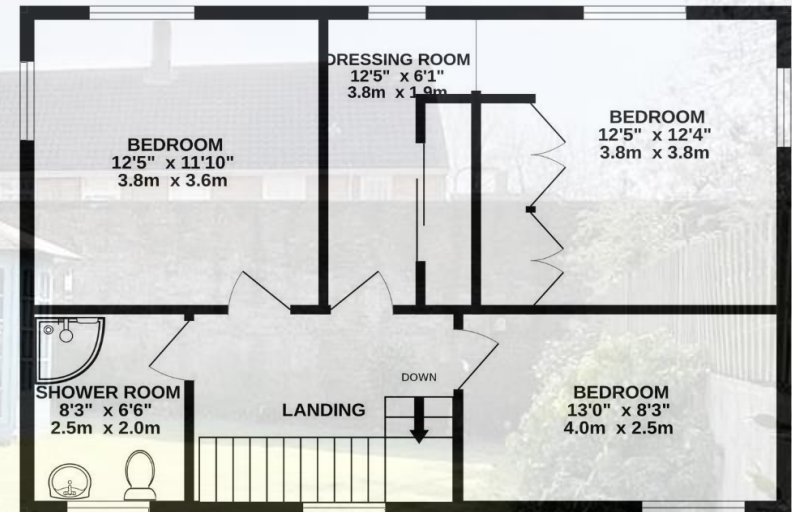
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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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