



HEARNES
WHERE SERVICE COUNTS

Phone
Address

Broadshard Lane, Ringwood, Hampshire, BH24 1RS

FREEHOLD

A very well-presented detached chalet style home quietly situated in one of Ringwood's most sought after locations, which is positioned on a generous plot with stunning gardens and benefits from double glazing and gas central heating.

Internally the entrance porch leads through to the hallway with staircase to the first floor as well as the principal rooms. The generous front to back sitting/dining room has double glazed sliding doors to the garden and a gas fireplace with stone surround, mantel and hearth. There is ample room to dine more formally in an area which conveniently sits adjacent to the kitchen/ breakfast room. The kitchen/breakfast room is fitted with a comprehensive range of floor and wall mounted units with breakfast bar area, induction hob, tiled splashbacks and worksurfaces and the most wonderful view across the gardens.

An inner hallway leads to the utility room which has base and wall units, a basin, space for tumble dryer and plumbing for a washing machine and a cloakroom/wc. Completing the ground floor accommodation is a sizeable study/fourth bedroom with access into a double-glazed conservatory again overlooking the garden.

The first floor has three double bedrooms, one with fitted bedroom furniture and the master benefitting from an en-suite shower room, the remaining bedrooms being serviced by the family bathroom with over bath shower.

Externally the property is approached at the front onto a sweeping gravelled driveway with plenty of parking and access to the integral double garage with double electric doors, power and lighting. There are lawn areas with shrub borders and a pathway leading to the side.

The rear garden has been beautifully landscaped with a large expanse of lawn with shrub beds and borders, summerhouse, garden store and a generous patio. Viewing highly recommended to appreciate the well-presented accommodation, size of plot, sought after location and beautiful gardens.

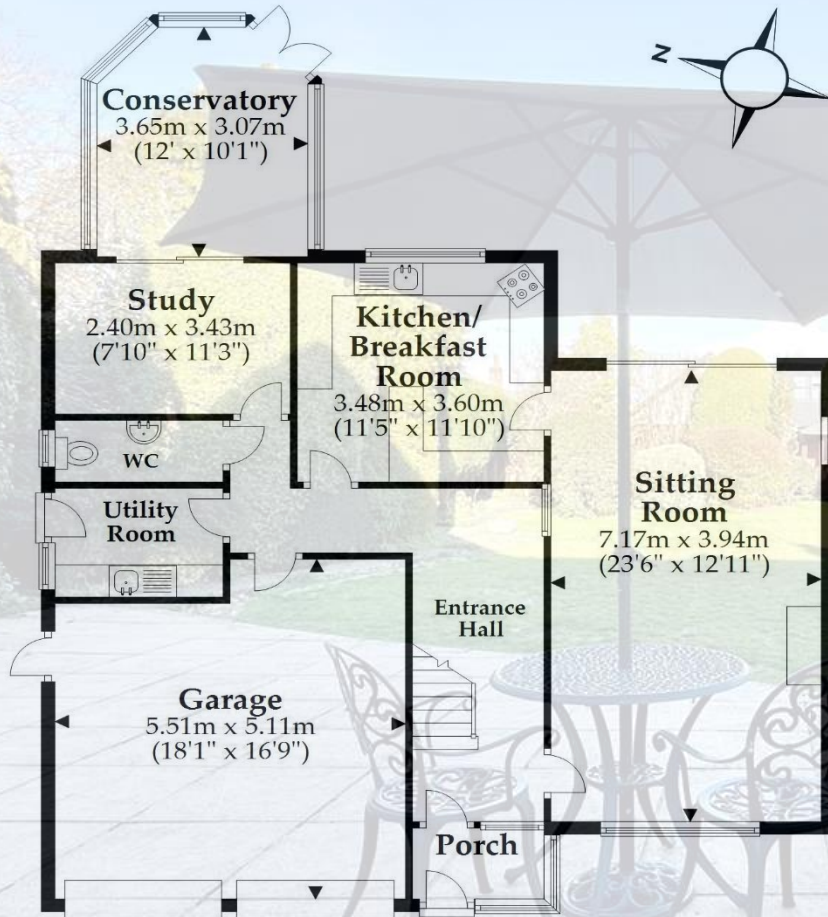
COUNCIL TAX BAND: F New Forest
ENERGY PERFORMANCE RATING: D

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.



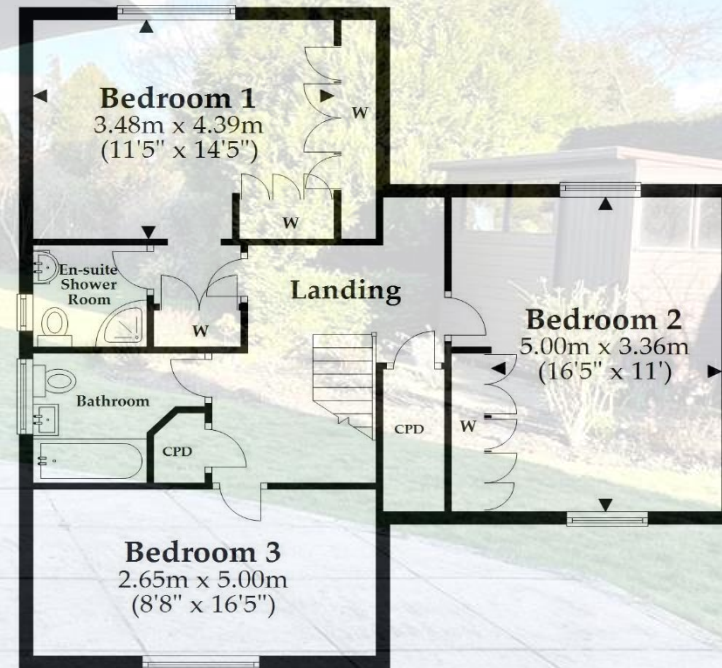
Ground Floor

Approx. 112.2 sq. metres (1207.7 sq. feet)



First Floor

Approx. 75.7 sq. metres (815.2 sq. feet)



Total area: approx. 187.9 sq. metres (2022.9 sq. feet)

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



