



HEARNES
WHERE SERVICE COUNTS

Gorley Road, Ringwood, Hampshire, BH24 1TN

FREEHOLD

A delightful 1830's cottage situated within level walking distance of local amenities and filled with character. Also benefitting from a private and secluded south facing rear garden.

The entrance porch greets you as you enter with ample storage for coats and shoes along with a cupboard housing the electric and gas metres. The living room is a real feature of the property with a red brick inglenook fireplace showing off old features such as the quaint bread oven and large double width log burner ideal for winter evenings in, the exposed staircase has been beautifully restored by the current owner along with the exposed brick work epitomising the cottage feel. The dining room is at the rear and can be accessed from two open archways, here you have plenty of seating for up to 10 guests and French doors open onto the rear garden. The kitchen is accessed off the lounge and has ample storage with wall and floor mounted units, appliances include a built-in fridge freezer, oven with gas hob, space for a washing machine and sink. There is a single door out the rear and a lovely view of the rear garden. Also off the lounge is a good-sized study or family room which could even double up as a fourth bedroom if required.

The landing, with a stained-glass internal window gives access to all bedrooms. The master bedroom is another fantastic feature of the property with exposed beams in the wall, open Victorian fireplace, walk in wardrobe and additional storage in the nook to the side of the fire, there is ample room for additional storage as well. The second bedroom is a double with views out to the front and the third bedroom is also a double with built-in wardrobes with views to the rear. All bedrooms are serviced by the neatly fitted family bathroom and unlike most cottages there is also a second shower room, both are modern fitted suites with travertine tiles.

The south-facing rear garden is enclosed and remarkably private and secluded being mostly paved its low maintenance making it an ideal entertaining area, perfect for alfresco dining.

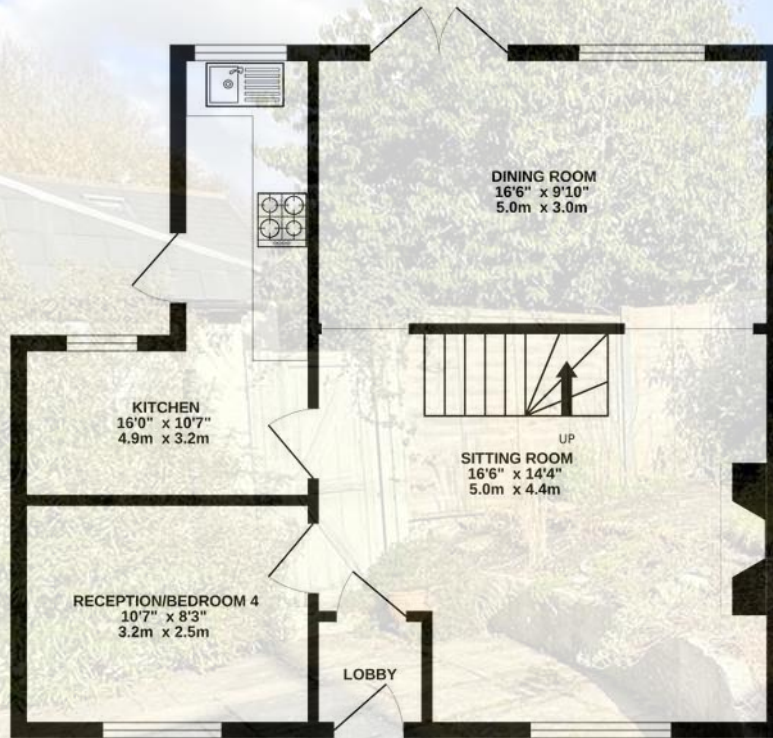
Council Tax Band : C New Forest

Energy Performance Certificate Rating: C

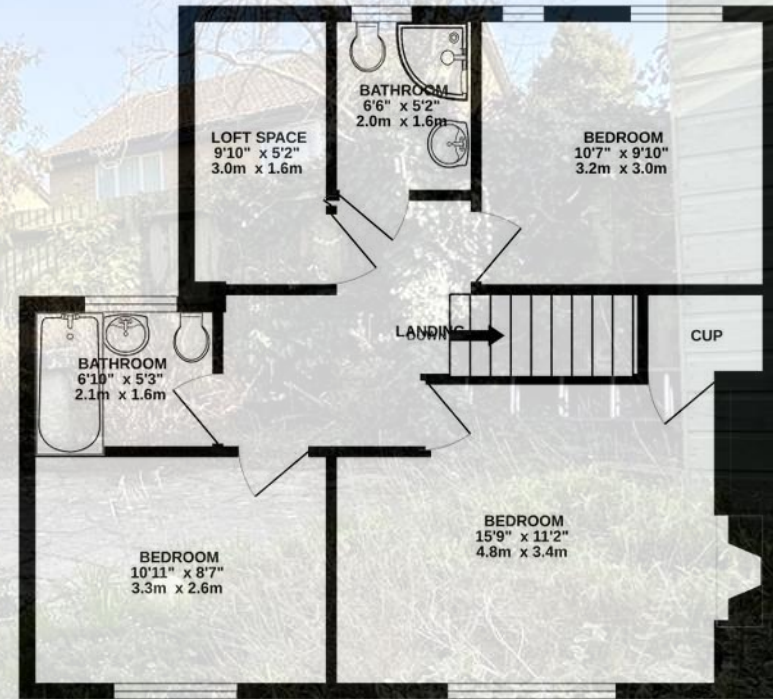
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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