



HEARNES
WHERE SERVICE COUNTS

Monks Hatch, 30 Lynes Lane, Ringwood, Hampshire, BH24 1EH

FREEHOLD PRICE £650,000

A wonderful private and mature plot, parking and a detached garage, are just a few features of this simply beautiful, 3 double bedroom, detached character cottage, that we believe was built circa 1811. This charming home has been enjoyed by, and lovingly cared for, by the same family for over forty years, and has recently been re-thatched and re-decorated (2023). Hearnes now have the privilege of finding Monks Hatch's next custodian.

The property is ideally located for easy, level access to the town centre (100 metres) and The Bickerley (50 metres) and is perfect for anyone needing or wanting the shops, bars, restaurants and facilities that Ringwood is so well known for.

The property has been impeccably maintained and is entered via a useful porch and monks hatch style front door. On entering the property and walking into the first reception room, you are met by a wonderful, comfortable feeling, with low beamed ceilings and a superb fireplace with gas burner. There is access from the sitting room via a latch style door and stairs to the master bedroom and also a further door out into the garden. An archway leads to the dining room with a further door that opens onto the kitchen/breakfast room. The kitchen/breakfast room is fitted in a typical farmhouse style with plenty of useful bespoke pine units, contrasting worktops and tiled splashback's. Integrated appliances include a built-in hob and eye-level oven.

From the kitchen/breakfast room is a door through to a hallway with a further set of stairs leading to bedrooms one and two, both generous doubles and a first floor shower room. The remainder of the ground floor accommodation comprises a downstairs bathroom.

This charming home further benefits from gas central heating and no forward chain.

Outside the plot measures approximately 130 foot in length and is enclosed by fencing, mature trees, flowers and shrubs with a large area of lawn. located at the bottom of the garden is an off-road parking space leading to a detached garage.

COUNCIL TAX BAND: E
ENERGY PERFORMANCE RATING:

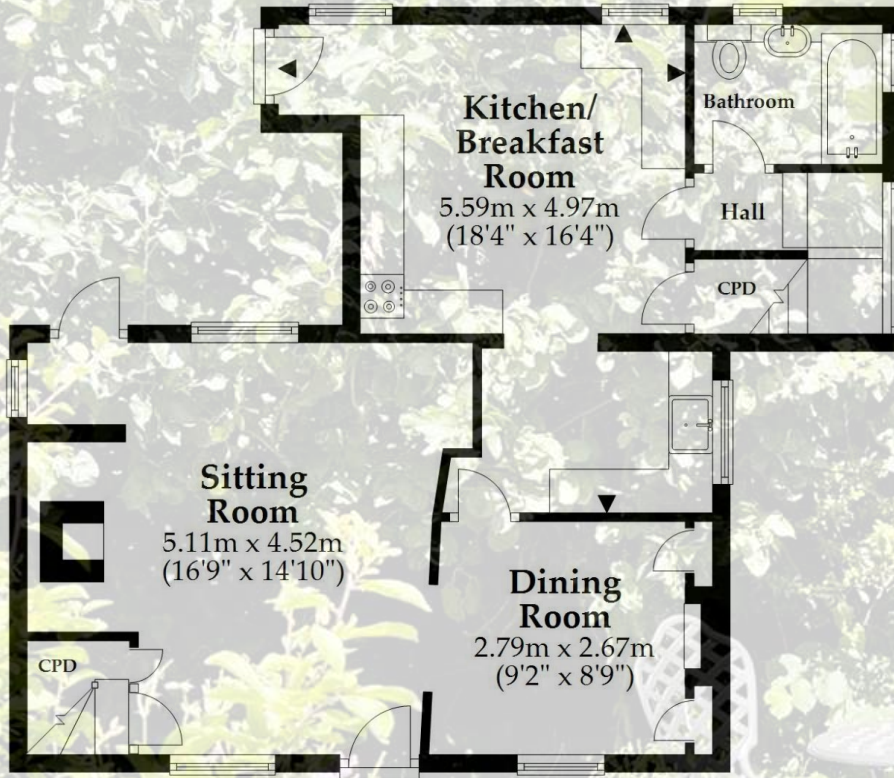
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

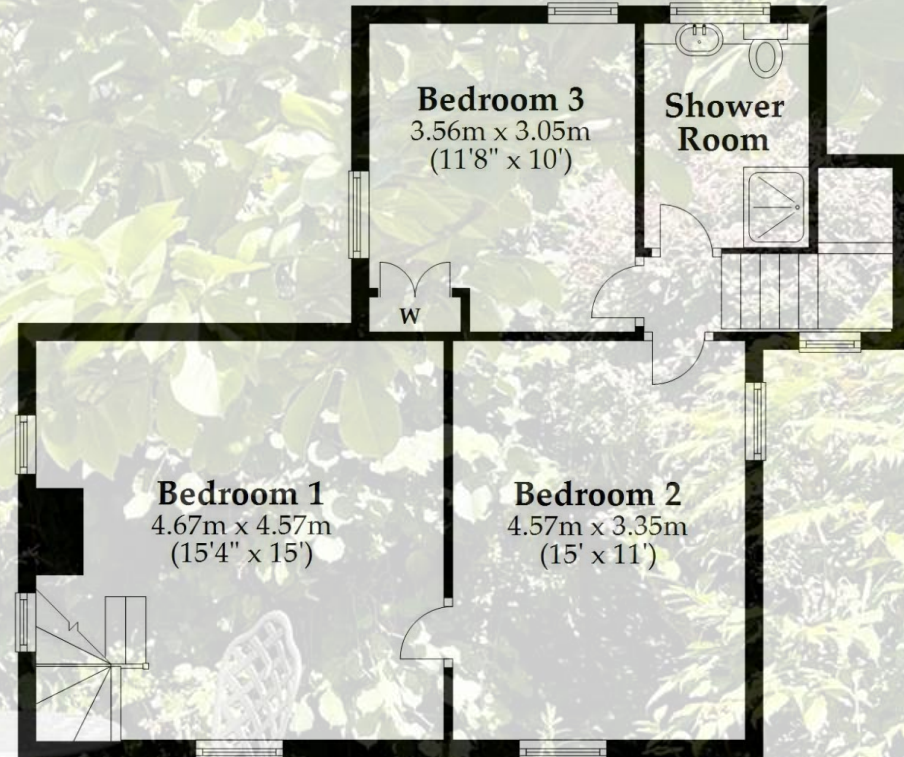
Ground Floor

Approx. 59.6 sq. metres (641.0 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



Total area: approx. 116.3 sq. metres (1251.5 sq. feet)

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



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