



**HEARNES**  
WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1AH

## FREEHOLD

A fantastic town centre location (within 100 metres of the High Street), plenty of parking and a delightful, private landscaped, courtyard style garden, are just a few features of this stylish and spacious split-level townhouse that benefits from flexible accommodation and two double bedrooms.

Positioned so close to all of the important shops and facilities in the town centre, as well as being just 100 metres from The Bickerley and the Castleman Trail, this property is perfect for anyone who enjoys walking running or has dogs, or even wants a lock up and leave second home.

The accommodation is set over three floors, with the ground floor lying host to an integral garage (internal pedestrian door from the utility), a very useful utility room and cloakroom WC.

The first floor is split-level, with a full-width modern fitted kitchen/breakfast room that overlooks the rear garden and a lovely bright and airy sitting room. The kitchen is fitted in a comprehensive range of units and breakfast bar, with contrasting worktops and metro tiled splashbacks. Built-in appliances include a dishwasher, oven hob and filter/extractor hood.

The second floor comprises two well-proportioned double bedrooms with elevated and far-reaching views over the town centre, serviced by a family bathroom with feature vaulted ceiling.

This impressive and versatile home further benefits from gas central heating and double glazing

The peaceful courtyard style garden is accessed by a double glazed door from the entrance hall. It is enclosed by fencing with mature hedging and shrubs, providing year round colour and texture. There is a large, decked area perfect for outdoor entertaining

To the front is parking and an integral garage with remote controlled roller shutter door, EV charge point, power and light in addition to two radiators.

**Local Authority: New Forest**

**Council Tax Band: C**

**Energy Performance Certificate (EPC): Rating B**

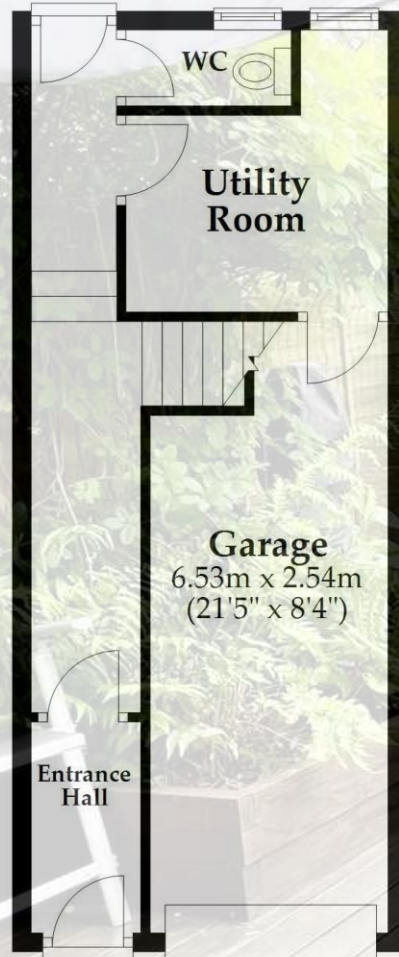
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

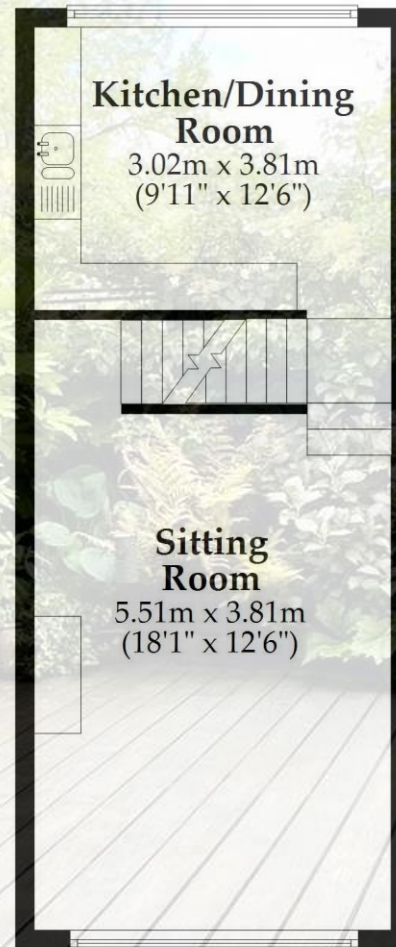
## Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



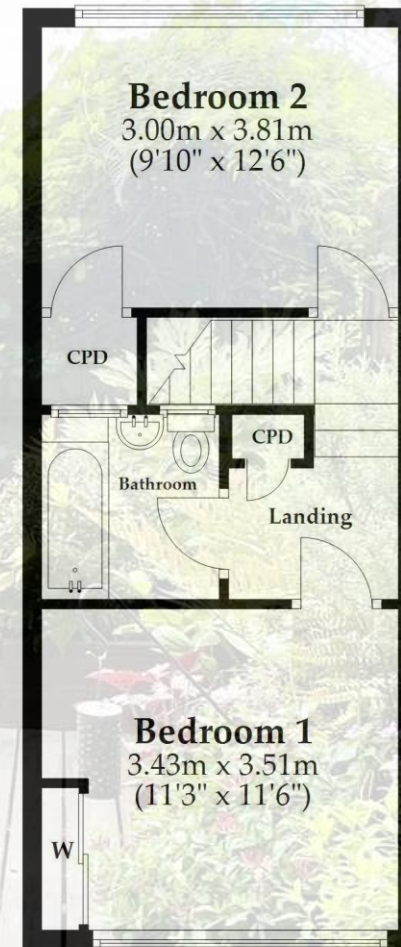
## First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



## Second Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



Total area: approx. 109.2 sq. metres (1175.7 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

