



Hightown Road

Ringwood, BH24 1NL

SPENCERS
NEW FOREST





A remarkable opportunity to acquire a period detached residence in the heart of Ringwood as well as a recently converted barn to the rear.

The addition of secondary accommodation makes for a great rental income potential or multi-generational living.

The property offers a large garden bordered by mature hedges and trees.



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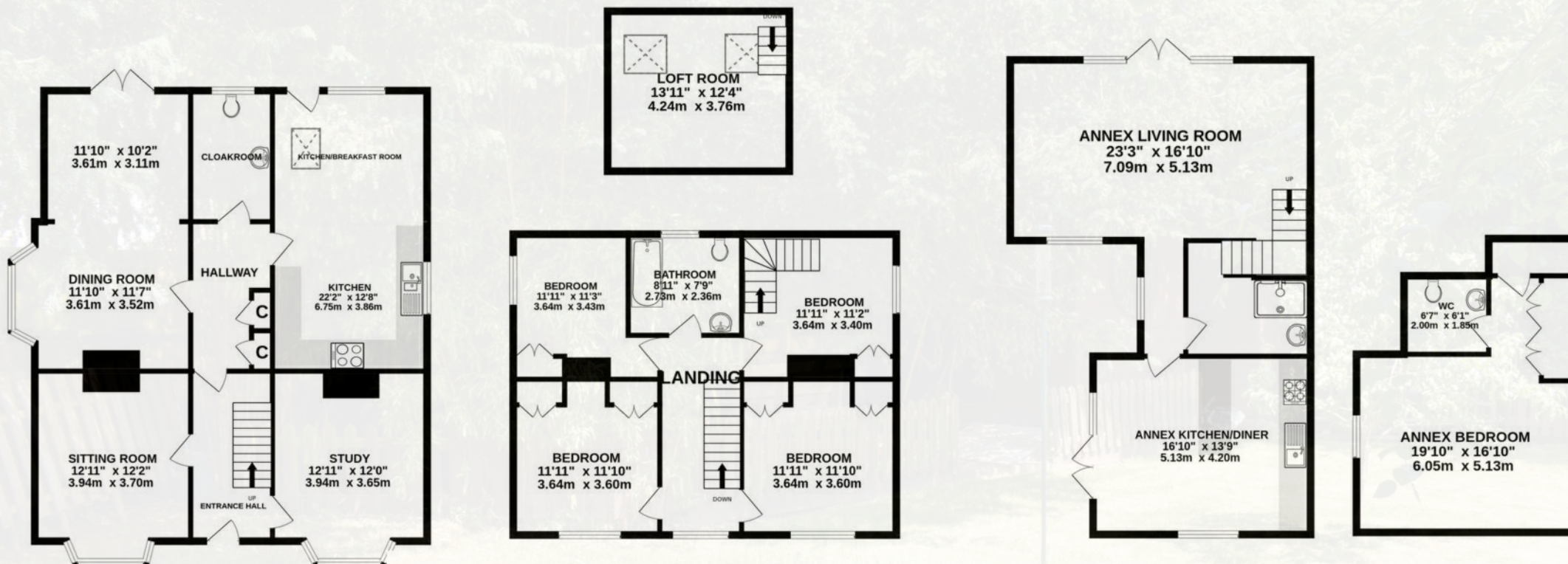
The Property

Solid panelled front door with stained glass inserts leads inwardly to a entrance hallway, providing access to:-

- Two bright reception rooms to each side of the ground floor accommodation, one incorporating fitted shelving into the recesses, and both with the original period marble fireplaces and tiled hearths. South facing bay windows to the front of both rooms
- Principal dining room with fitted shelving and cupboards around a marble fireplace. A side bay window and French doors accessing the courtyard to the rear offer an attractive dual aspect to this spacious room.
- Large ground floor WC with ample hanging space for coats and potential for shower unit if desired
- Spacious kitchen / breakfast room with dual aspect windows, a variety of fitted appliances, ample work surfaces and cupboard spaces
- The stairs lead to a galleried landing giving access to four impressive double bedrooms (all with fitted wardrobes and shelving space) and a spacious family bathroom
- The two principal bedrooms are both south facing and are spacious and well equipped
- A third bedroom to the rear of the house offers oak stair access to a generous utility space and access to the loft space
- The fourth bedroom is a well proportioned double bedroom



FLOOR PLAN



TOTAL FLOOR AREA : 2916 sq.ft. (270.9 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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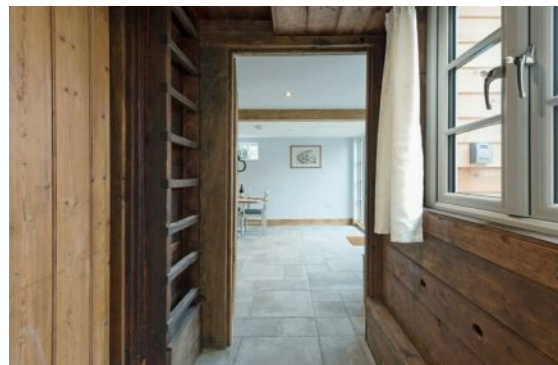


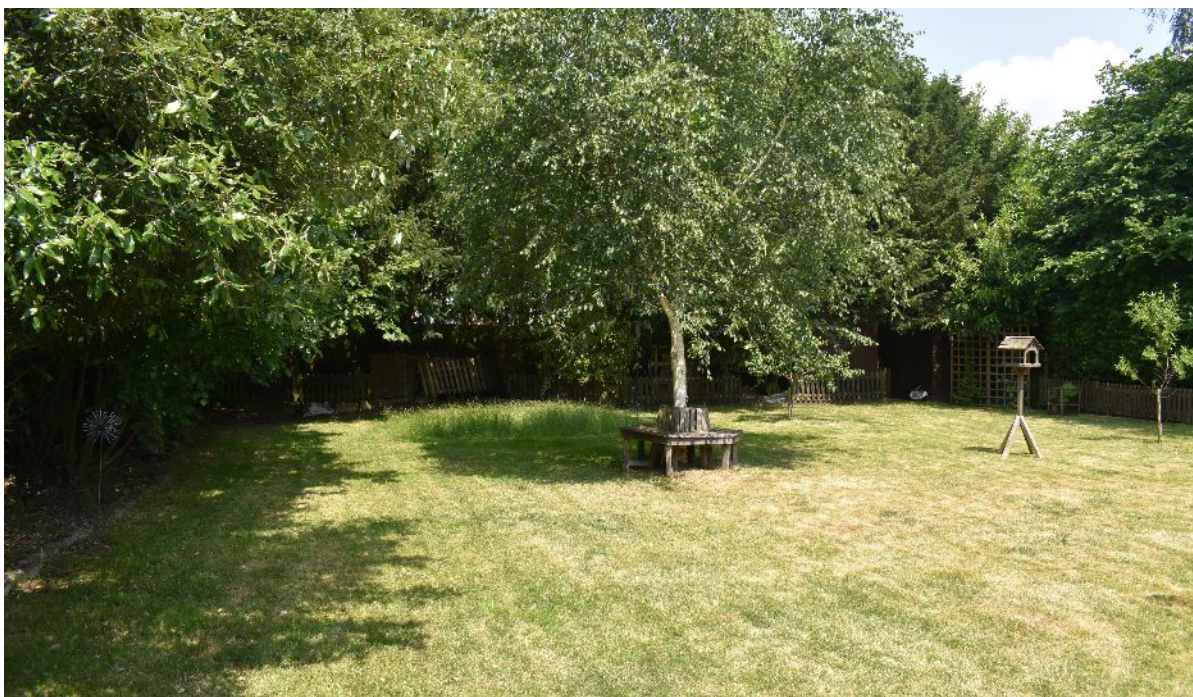
Cyder Press Barn

Perhaps one of the most special hidden gems in Ringwood; is the second property on the plot here. An inspiring conversion of a period cider pressing barn, presents a 1 bedroom separate dwelling, that has been recently finished to exacting standard.

Clad in Canadian Red Cedar with a double door entrance, the building consists of:-

- A large fully equipped kitchen / diner benefitting from modern cupboards and ample work top space
- An inner hallway with original ladder to upper storey (now sealed off) and access to a beautifully appointed shower and toilet room
- The sitting room has stunning original vaulted ceilings throughout, benefitting from a full height feature wood burning stove and an exposed mezzanine, currently housing a feature barrel. French doors the provide access to the rear private courtyard style patio and onto the rear garden
- Access to the first floor is via a wrap around staircase, benefitting from translucent windows for additional light lead upstairs, leading to the main bedroom area
- An under stairs cupboard provides additional storage and houses the gas boiler
- The principal bedroom suite has plentiful wardrobe and cupboard space and an en-suite WC. The dual aspect area is flooded with light via Velux window
- There is also an attached integral garage with storage above that could potentially be converted into additional accommodation STPP





Grounds & Gardens

To the front of the property, there is a semicircular driveway giving access to additional parking to the east side of the house. A high wrought iron double gates provides access to the rear of the property and Cyder Press Barn. There is an attractive courtyard to the rear, with a raised and covered decking area and side wood store. The remainder of the garden is mainly laid to lawn, with attractive bedded borders and multiple shed storage to the rear of the garden. The entirety of the plot is approximately 1/3 acre.

Directions

From the central Ringwood roundabout, take the exit onto Southampton Road, signposted to Poulner. Before the flyover, turn right into Parsonage Barn Lane. After the right-hand bend, follow to the end of the road. Turn left onto Hightown Road and keep driving for half a mile, the property can be found on your left hand side.

Services

Council Tax Band: F

All Mains Connected

Heating is provided by a Daikin air source heat pump and the house benefits from its own water softening unit

Ofcom broadband speeds up to: 1000 Mbps (Ultrafast)



The Local Area

The property occupies a substantial plot which is located within the beautiful New Forest National Park, with nearby access onto the open forest - offering thousands of acres of natural heath and woodland, ideal for riding, walking and cycling. The popular market town of Ringwood is approximately 1.3 miles away, providing an excellent range of high street and independent shops, boutiques, cafes and restaurants as well as supermarkets, two leisure centres and excellent state and private schooling. The easily accessible A31 offers routes to the large coastal towns of Bournemouth and Christchurch (approximately 12 miles south via the A338), and Southampton (approximately 18 miles east via the M27). London is approximately 1.5 - 2 hours drive via the M3 heading north east.



New Forest



Furlong Shopping Centre



Moyles Court School

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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