

The Follys  
Beech Lane, Ringwood BH24 2QD

£1,450,000









## Property Summary

A stunning, architecturally designed country home set within a magnificent garden plot that backs onto open countryside. The property is presented in first-class order and offers some 2,850 sq/ft of carefully considered internal accommodation. With a faultless level of finish, this beautiful home truly embraces its surroundings and, in our opinion, offers the ideal positioning for buyers wishing to enjoy both the New Forest and sandy beaches of Hampshire and Dorset. With the market towns of Ringwood and Wimborne within striking distance, we feel this home offers something quite unique to buyers wanting the best of country and coastal life with a highly convenient address.



## Key Features

- Striking reception hallway with feature staircase
- Contemporary kitchen/lifestyle room opening to the garden
- Principal reception room with full doors to the garden
- Two further flexible reception rooms
- Boot room, utility and cloakroom
- Principal bedroom suite with dressing room and full ensuite bathroom
- Guest bedroom with ensuite
- Two further bedrooms and a family bathroom
- Garden/games room with entertainment station
- Double garage with annexe potential (STPP)





## About the Property

Upon entering the property, you are instantly impressed by the spacious, light and bright reception hallway which has an open line of sight through the house and out of the bifold doors to the rear garden. The reception hallway has a beautiful floating staircase with glass panels and mood lighting set against a feature flint wall. The ground floor benefits from underfloor heating and oversized porcelain floor tiles continue through to a stunning open-plan kitchen/lifestyle room.

The bespoke, contemporary design kitchen features a large central island unit with seating and is complemented with a comprehensive range of high-end appliances. Bifold doors open and invite you out onto the expansive decking area and into the rear garden and the superb outside entertaining terrace.

Concealed doors open from the kitchen area to the living room which allows for the complete separation of the rooms or a more open-plan layout for grand scale social events. The living room is a beautiful space with a continuation of the mood lighting from the kitchen area, and sliding patio doors offer a beautiful outlook and open to the rear garden. Further features of the living room are a welcoming wood burner and beautiful wood block flooring. There are two further large reception on the ground which are currently arranged as a family room and drawing room.

To the first floor, the principal bedroom suite extends the entire depth of the property and there is an exceptional feeling of space from a vaulted ceiling. Sliding patio doors lead open to a balcony which provides wonderful views over the rear garden and open countryside beyond. There is a large dressing room that leads to a beautifully appointed bathroom with high-end German fittings that include a stand-alone bath, walk-in shower and dual wash hand basins. There is also a guest bedroom with a private ensuite shower room and two further double bedrooms with fitted wardrobes and a family bathroom on the first floor. Again, all bathrooms are fitted to an exacting standard with top end fittings.

Outside the plot extends to just over ½ acre. A carriage driveway to the front provides extensive parking and gates lead to a double garage with a pitched roof. The garage presents an opportunity for conversion into further accommodation. There is also hard standing by the garage, ideal for a further outbuilding. The rear garden is a real feature of this property and expansive entertaining areas have been created to embrace outside living. There is also a large garden room/chalet that could be ideal as an office. The rear garden is approximately 225ft in length by some 75ft and backs onto open fields.

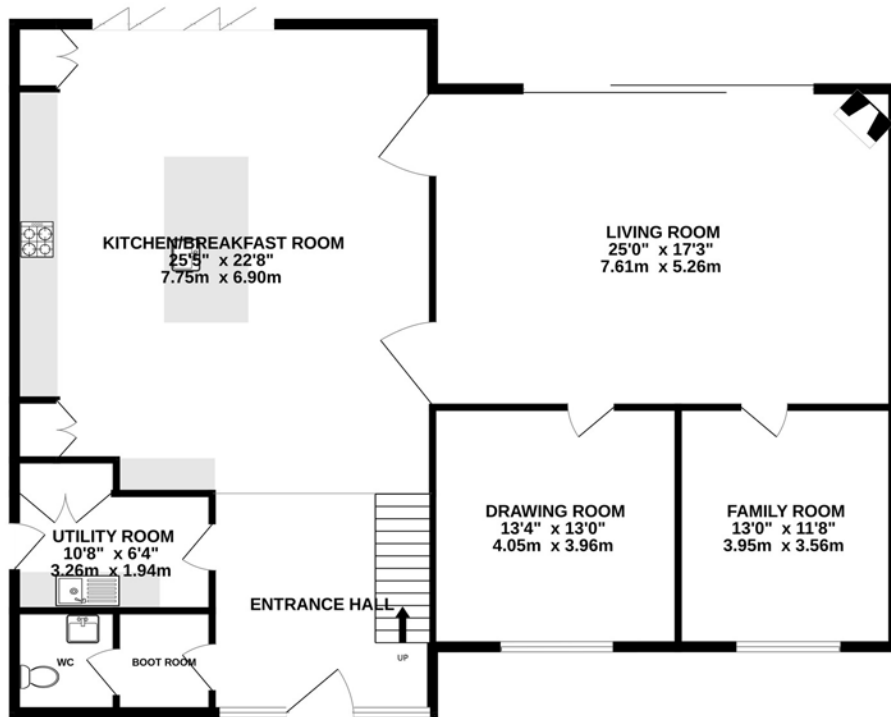
Tenure: Freehold

Council Tax Band: F

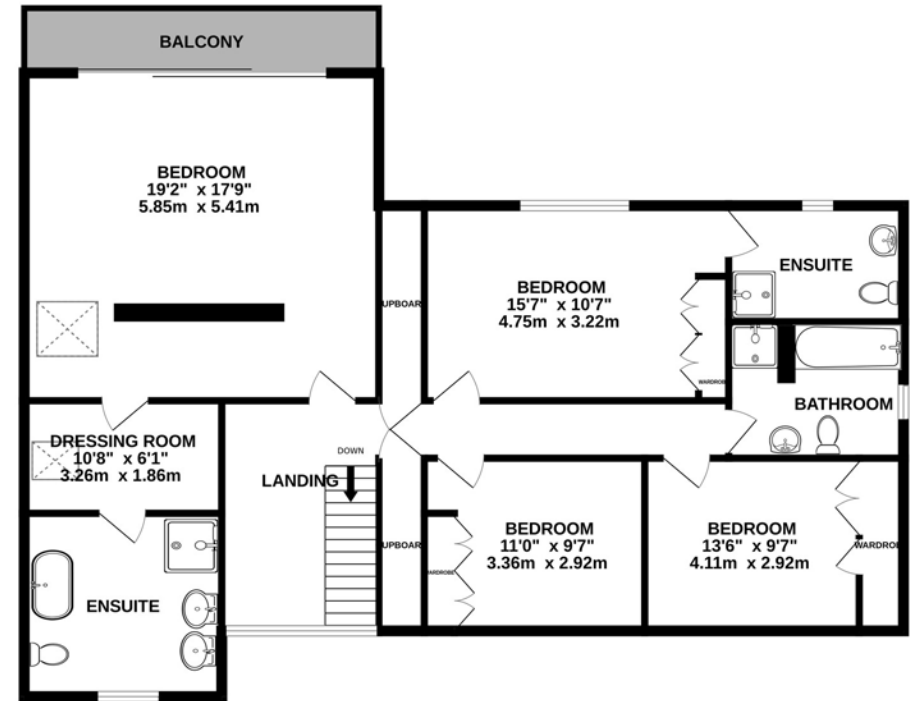
The house is superbly positioned within easy reach of both the New Forest National Park and the Coast. The historic market towns of Ringwood and Wimborne service the area well, and with Ferndown being a few minutes down the road the day-to-day conveniences of modern life are well met. Whilst the location embraces the countryside - everything you could ever want is simply a few minutes away! Transport links are also superb by road, and rail and Bournemouth and Southampton airports are nearby. Salisbury and Winchester are also within convenient commuting distance.



**GROUND FLOOR**  
1593 sq.ft. (148.0 sq.m.) approx.



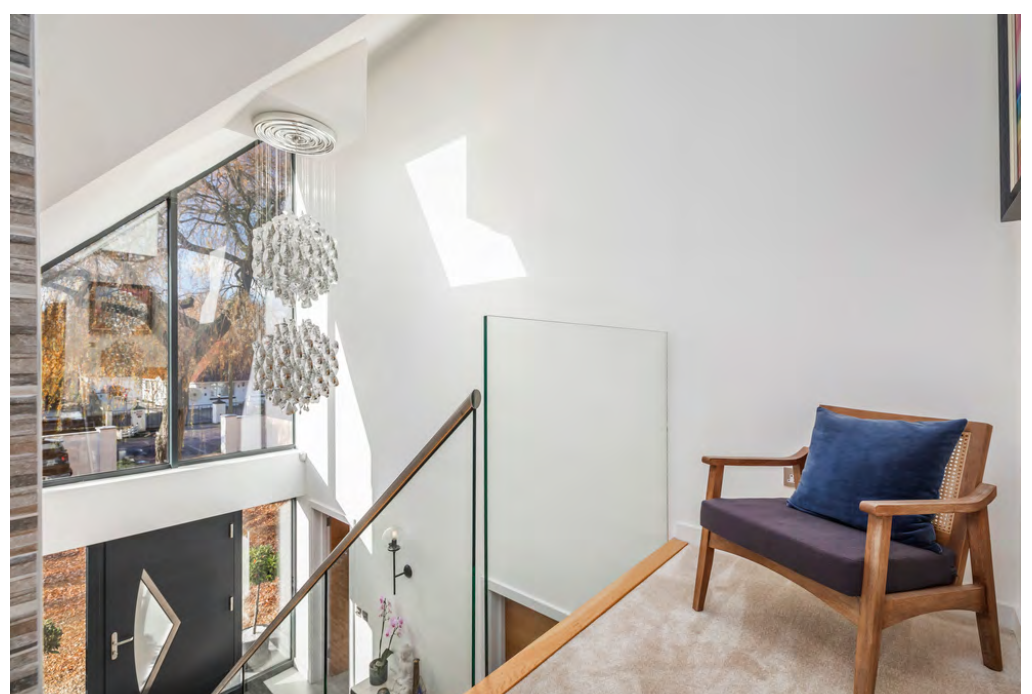
**1ST FLOOR**  
1260 sq.ft. (117.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2853 sq.ft. (265.0 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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We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.





| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92+) <b>A</b>                              |         |                            |
| (81-91) <b>B</b>                            | 82      | 86                         |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England, Scotland & Wales                   |         | EU Directive<br>2002/91/EC |

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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