



Ringwood Road  
Bournemouth BH11 9LB



# FREEHOLD PRICE

## £525,000

***“Substantial 4/5 bedroom family house occupying a secluded position with driveway to a detached double garage”***

This unique detached family home provides flexible living space on a secluded plot on what was the original Ringwood Road in a prime location between Wimborne, Ferndown, Poole and nearby Bearwood within reach of all main facilities, schools and regular bus routes making it ideal for families.

The accommodation comprises four first floor bedrooms served by a family bathroom and ensuite shower room, a ground floor reception study/bedroom five, spacious living room and arch to the dining area with wood laminate floor, double glazed conservatory overlooking the garden and a comprehensive fitted kitchen/breakfast room.

Other benefits include gas central heating, double glazing, ground floor cloakroom, utility room and adjacent boot room with access to the garden, a detached double garage and private landscaped front and rear gardens.

### Ground Floor

- **Entrance hall**, wood laminate flooring and stairs to first floor
- **Reception three/bedroom five**, currently used as a study, double glazed window to front aspect
- **Living room**, large double glazed window to front aspect, Purbeck stone style mantle and hearth open plan to:
- **Dining area**, conveniently situated next to the kitchen and conservatory with double glazed French doors
- **Conservatory**, double glazed triple aspect windows and double doors to the garden, pitched polycarbonate roof
- **Kitchen/breakfast room**, fitted kitchen comprising a range of base and wall mounted units and work tops, 1 ½ bowl sink unit, with 2 double glazed windows overlooking the rear garden, space for Aga style range cooker, tiled splashbacks and flooring, extractor hood, concealed boiler
- **Utility room**, space and power for appliances, door to adjacent inner porch with worktop and plumbing for appliances, double glazed door to garden.
- **Cloakroom WC**

### First Floor

- **Landing**, double glazed window, door to cupboard housing hot water tank, hatch to loft
- **Bedroom one**, double glazed window to front aspect, range of fitted wardrobes door to ensuite shower room, WC, pedestal wash hand basin, double glazed window and shower cubicle, tiled walls
- **Bedroom two**, double glazed window to rear aspect, range of fitted wardrobes around bed recess
- **Bedroom three**, double glazed window to front aspect
- **Bedroom four**, double glazed window to rear aspect
- **Bathroom**, fully tiled walls, panelled bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, double glazed window

### Outside

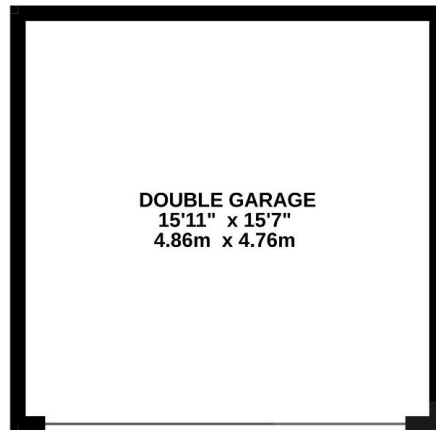
- The unique position of the property provides excellent privacy with steps down to the **landscaped front garden** into a section of lawn, mature shrubs and side access.
- A **driveway** leads to one side of the house to a **detached garage** (the access is shared with next door only to their garage also) with timber gates to the **rear garden** which is a lovely feature providing low maintenance artificial lawn, paved patio, shingle garden area, shrub and flower borders and a south westerly aspect, timber storage sheds and attractive wooden pergola

**COUNCIL TAX BAND: D**

**EPC RATING: C**

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



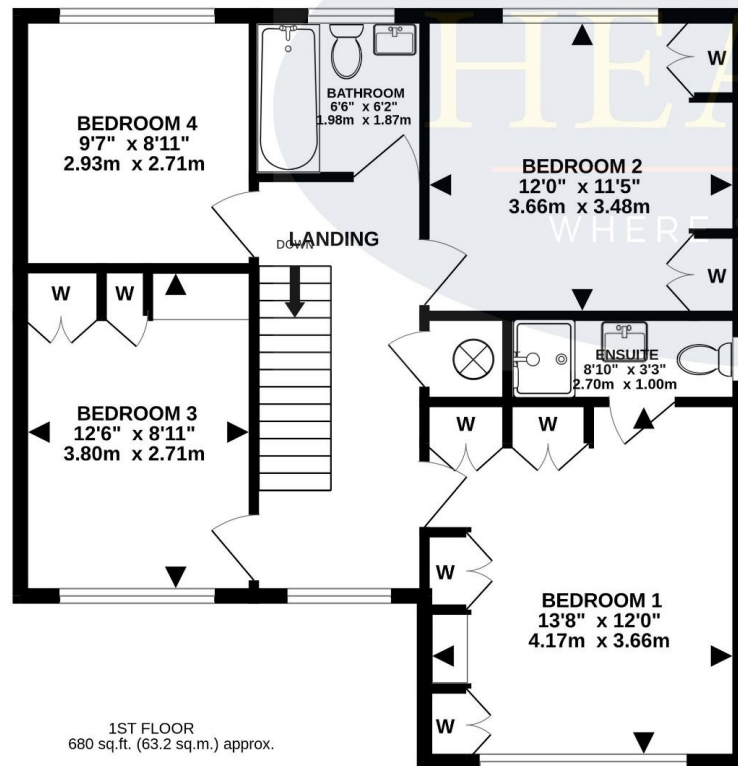


**DOUBLE GARAGE**  
15'11" x 15'7"  
4.86m x 4.76m

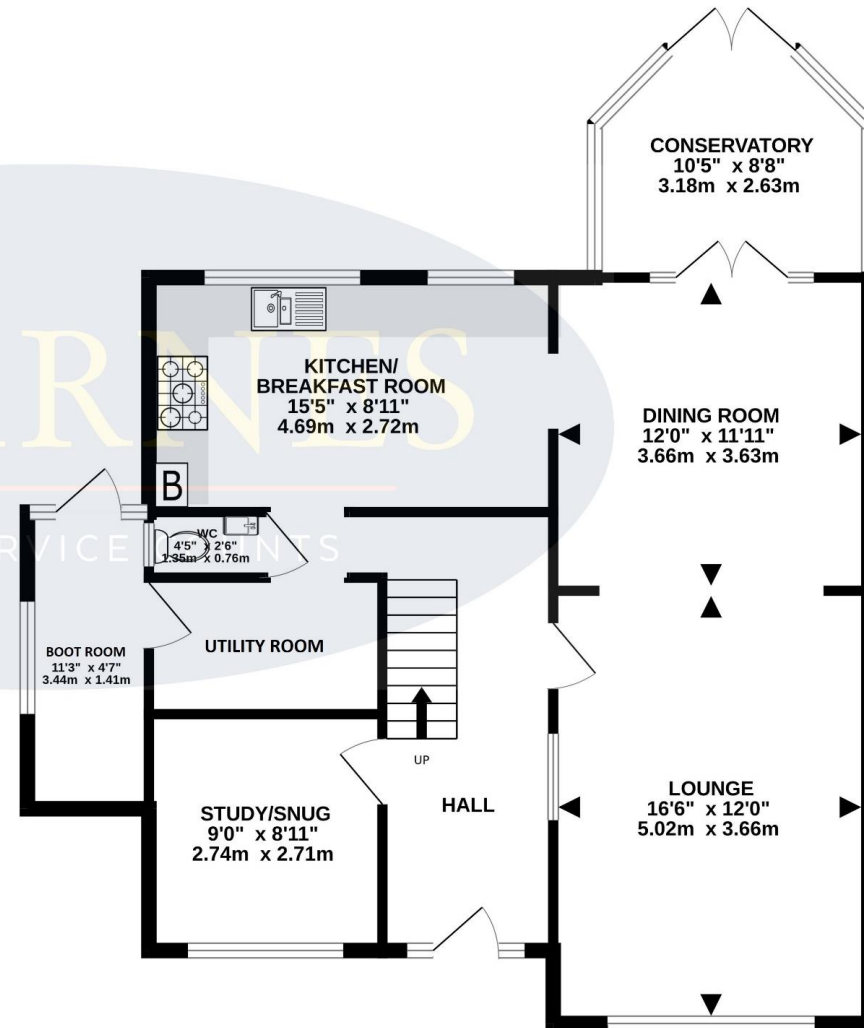
NOT LOCATED IN EXACT  
POSITION  
249 sq.ft. (23.1 sq.m.) approx.

TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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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1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



