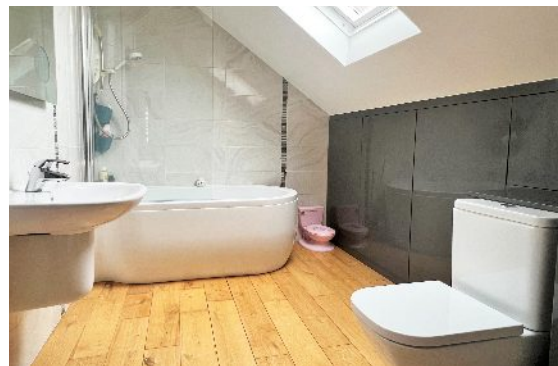




Meeting House Lane

Ringwood, BH24 1EY

SPENCERS
NEW FOREST



The Property

A well-presented three/four bedroom detached house situated in the centre of Ringwood, with a self-contained studio providing a superb opportunity to work from home/let out. The property offers spacious and versatile accommodation, including an impressive partly open-plan kitchen/dining room. No forward chain.

- Entrance hall giving access to a well-presented cloakroom, finished with wooden flooring which continues into the kitchen and dining room
- Spacious dining room featuring a fireplace, which is partly open-plan to the kitchen, both of which give access to the enclosed courtyard room
- An attractive modern kitchen comprising a good range of fitted units with attractive work surface, with space for a Range style cooker and fridge freezer.
- Separate living room with double doors opening onto an external paved patio
- Studio currently utilised as a hair salon with its own entrance and great window frontage, which could be used as an alternative business or converted into a fourth bedroom/en-suite (subject to necessary permissions/building regulations)
- Stairs rise to the first-floor part galleried landing and three generous bedrooms, each with attached fitted window shutters; the master with ample space to create an en-suite
- Good-sized contemporary family bathroom comprising a white suite including a bath with shower attachment

Garden

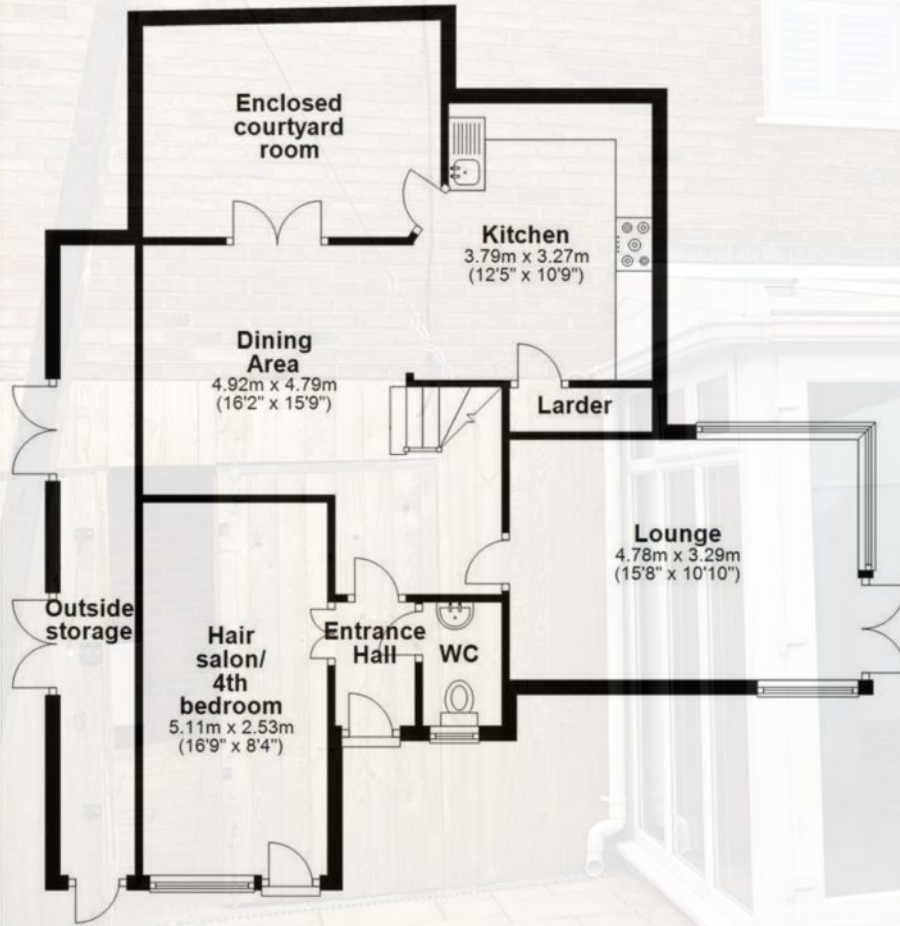
Doors from the living room open onto an outside paved seating area. The remainder of the garden is owned by the adjacent apartment, which is also for sale and includes a high street commercial unit (run as a café), which could be bought as a whole Lot as a fantastic investment opportunity. Ask Spencers for further details.



FLOOR PLAN

Ground Floor

Approx. 86.9 sq. metres (935.6 sq. feet)

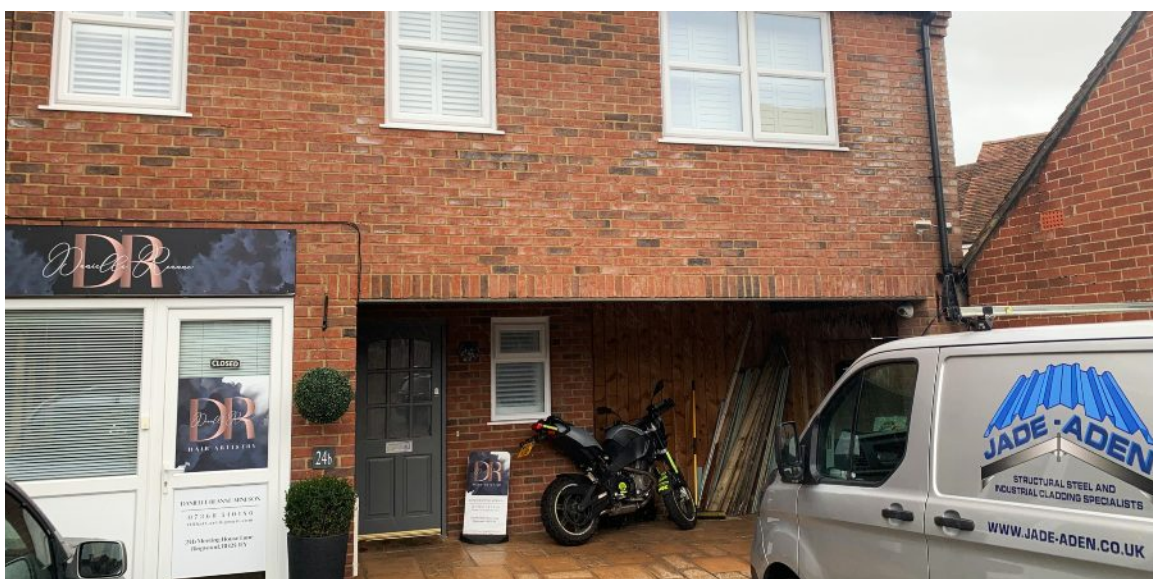


First Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



Total area: approx. 139.5 sq. metres (1501.9 sq. feet)



Services

All mains services connected

Council Tax Band: B

Ofcom broadband speeds up to 80 Mbps (Superfast)

The Situation

The property is situated in the centre of this popular and sought-after market town, located on the edge of the scenic Avon Valley and beautiful New Forest National Park. Ringwood offers an excellent range of amenities, including an array of independent and high street shops, cafes and restaurants, two leisure centres and superb local schooling. The easily accessible A338 links to the larger coastal towns of Bournemouth and Christchurch, which are approximately 8 miles South, and Salisbury, approximately 18 miles North. Southampton is approximately 18 miles East via the A31, and London, by car, is approximately 2 hours distant.

Directions

From the centre of Ringwood (The Furlong Centre), proceed towards the High Street, turning left into Meeting House Lane before turning right at Peddlars Walk. Proceed by foot and take a left turn after Sainsburys, then proceed for approximately a minute and the property can be found directly ahead.

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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