



Hightown Road

Ringwood, BH24 1NL

S P E N C E R S



Hightown Road

Ringwood

A lovingly renovated chalet-style home, ideally situated on the edge of Ringwood town. Offering five well-proportioned bedrooms and generous living space, this property is perfectly suited to modern family life. The home benefits from a spacious driveway providing ample parking, along with a large rear garden offering excellent outdoor space for relaxation and entertaining.



5



3



2



The Property

A spacious porch opens into a welcoming and generously proportioned entrance hall, immediately setting the tone for the rest of the home.

From here, a wide corridor provides access to all ground floor accommodation, complemented by a striking modern staircase rising to the first floor.

To the front of the property is a large and light-filled sitting room, which flows through to a dedicated home office. In addition, there is a separate snug, offering a cosy retreat away from the main living spaces. This could also serve as an additional bedroom if desired.

The ground floor further benefits from two well-proportioned bedrooms, both offering versatile accommodation, along with a contemporary shower room finished with stylish tiling.

At the heart of the home is the impressive, modern T-shaped kitchen, dining and living space, ideal for both everyday living and entertaining. The fully integrated kitchen enjoys views across the north-facing garden, creating a seamless connection between the indoor and outdoor spaces. Adjoining the kitchen is a utility room, providing space for white goods and additional appliances.

Upstairs, the principal bedroom is spacious and well presented, complemented by a separate dressing room and a family bathroom located nearby. Completing the first floor is bedroom five, ideal as a guest room, nursery or additional study.





FLOOR PLAN

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

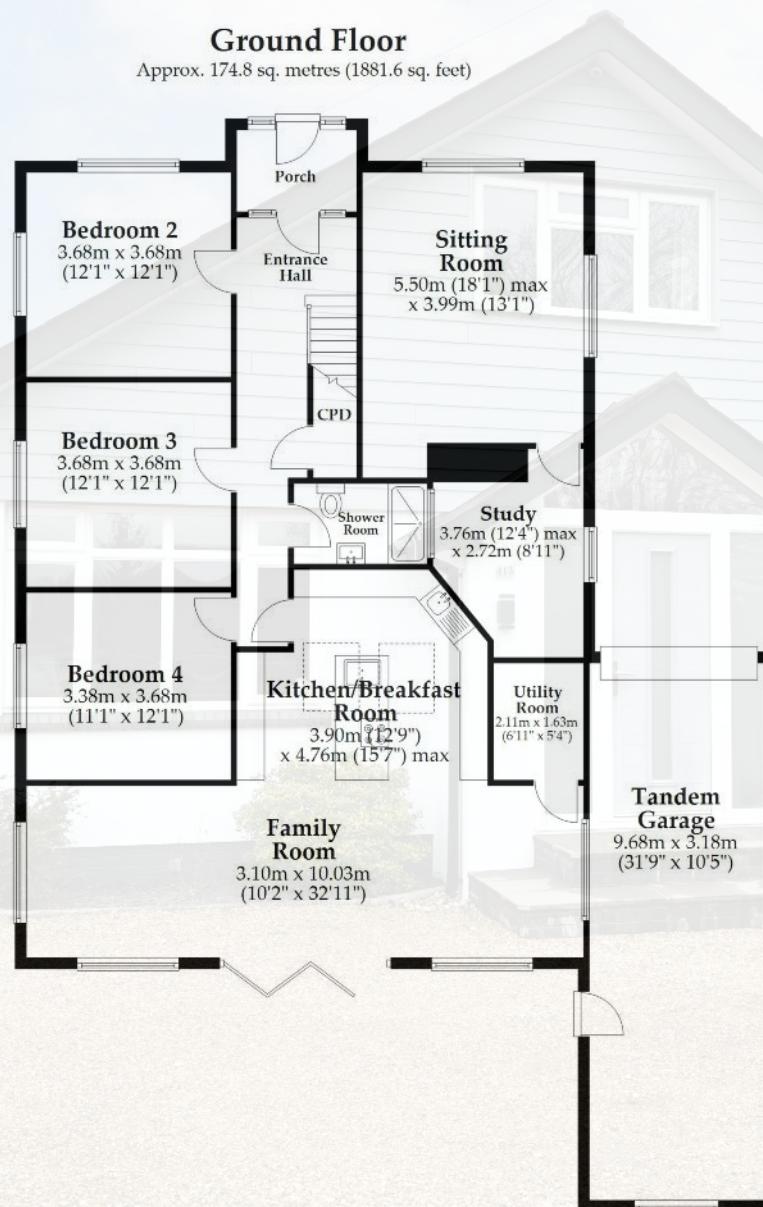
Lodge

Approx. 19.5 sq. metres (210.2 sq. feet)



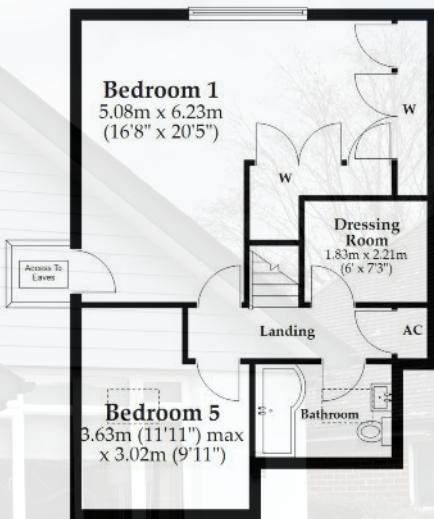
Ground Floor

Approx. 174.8 sq. metres (1881.6 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 245.0 sq. metres (2637.5 sq. feet)

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



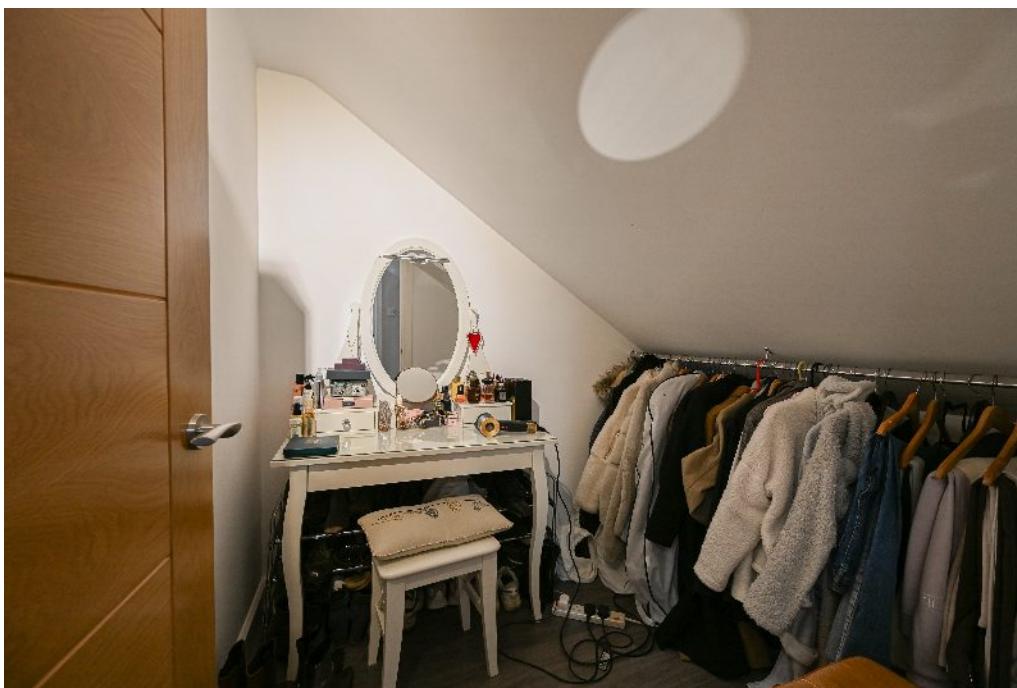


Additional Information

- Tenure: Freehold
- Council tax band: E
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: C Current: 70C Potential: 82B
- ADSL Copper based phone landline
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- Mobile coverage good across all providers. Please contact your provider for further clarity

The Local Area

The property is located on the outskirts of Ringwood town centre, close to the New Forest National Park with nearby access onto the open forest offering thousands of acres of unspoilt heathland and woodland, providing the perfect setting for riding, walking and cycling. The market town of Ringwood is approximately 1.2 miles away and offers an excellent range of high street and independent shops, boutiques, cafes and restaurants, along with supermarkets, two leisure centres and many well regarded local state and independent schools. The A31 is easily accessible, providing convenient routes to the coastal towns of Bournemouth and Christchurch (approximately 12 miles south via the A338) and to Southampton (approximately 18 miles east via the M27). London is approximately two hours by car via the M3.





Grounds and Gardens

Outside, the garden is well proportioned and features a patio terrace to the rear of the house, ideal for outdoor dining and entertaining. There is also a large summer house with power which could be used as a hobby space or home office if desired. The remainder of the garden is laid to lawn, with raised beds to the side and is fully enclosed by wooden fencing. There is also a large tandem garage providing additional storage. The gravel driveway offers ample parking for several vehicles, while an area of lawn with mature shrubbery borders the front fence.

Directions

From the central Ringwood roundabout, take the exit onto Southampton Road, signposted to Poulner. Just before the flyover, turn right onto Parsonage Barn Lane. Follow the road round to the right and continue to the end of the road. At the T-junction, turn left onto Hightown Road. After approximately 0.1 of a mile, the property can be found on your left hand side, indicated by a 'for sale' board.

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 for 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:

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.co.uk

www.spencersproperty.co.uk