



Wessex Estate

Ringwood, Hampshire, BH24 1XD

SPENCERS
NEW FOREST



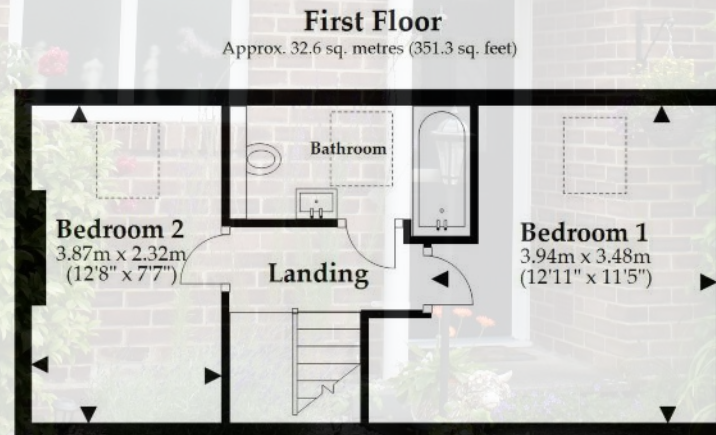
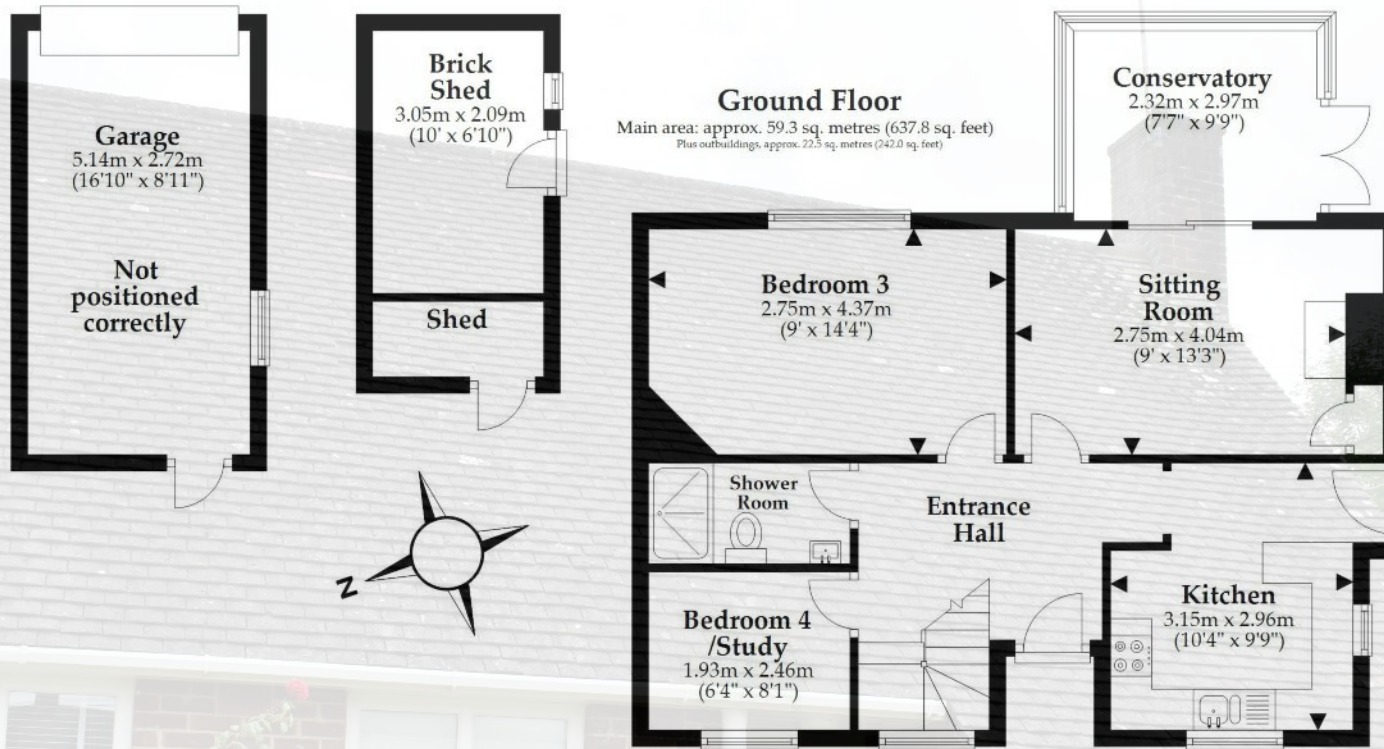


The Property

This delightful three/four bedroom, semi detached bungalow is conveniently located within walking distance to local award winning schools and superb amenities. This bungalow is beautifully maintained throughout and benefits from a generous and extremely well pedicured garden with complete privacy. We highly recommend coming to view this property to appreciate all on offer.

- A spacious entrance hall welcomes you through to all ground floor-living accommodation.
- Spacious sitting room with feature electric fire place and built in storage welcomes you into a bright and roomy conservatory with a very pleasant aspect over the rear garden.
- The kitchen has a good range of stylish base, wall, and draw units and contemporary worktops as well as a breakfast bar. Built-in appliances include an oven, electric hob with extractor fan over, integrated dishwasher and space for a fridge and freezer.
- A large double bedroom is located on the ground floor with built in wardrobes along with a potential fourth bedroom which is currently being used as a study.
- Fully tiled Shower room on the ground floor.
- Upstairs, an impressive principal bedroom with bespoke, built in wardrobes and storage.
- A further bedroom is located upstairs with built in wardrobes, serviced by a contemporary three piece en suite which also services the principal bedroom.

FLOOR PLAN



Main area: Approx. 91.9 sq. metres (989.2 sq. feet)
Plus outbuildings, approx. 22.5 sq. metres (242.0 sq. feet)

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





The Situation

Ringwood town centre is just a short distance away, offering an excellent array of independent and high street shops, cafes and restaurants as well as two supermarkets. 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, approximately 2 hours distant.



Directions

Exit the main Ringwood roundabout, heading east on Southampton Road. Follow this road for approximately 0.8 miles and turn right onto Wessex Road and then turn left onto Wessex Estate. Bear right and the property will be found on your right hand side.



Gardens & Grounds

To the front of the plot, there is gravelled off road parking which provides space for two cars. The front garden is mainly laid to lawn with flower and shrub borders bounded by brick and wrought iron walling.

The rear garden is beautifully maintained and is screened by mature hedging and 6ft garden fencing. The rest of the garden is laid to lawn, dispersed with gravelled areas. A decked area, ideal for alfresco dining sits to the rear of the garden, soaking up the sun as well as a brick shed and workshop and a single garage to the rear which is accessed off Eastfield Lane.



Services

Council Tax Band: C
Energy Performance Rating: C
Mains Electric, Gas, Water & Drainage

Viewings

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:

42 High Street, Ringwood, BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com