

3 Charing Close

Ringwood, BH24 1FA

SPENCERS


Dictionary





A well-proportioned detached family home with double garage, generous driveway parking and low-maintenance gardens, quietly positioned within easy walking distance of Ringwood town centre and its highly regarded schools.

The Property

The accommodation is approached via a useful covered entrance porch, opening into a welcoming entrance hall with stairs rising to the first floor and access to a cloakroom with WC and wash hand basin.

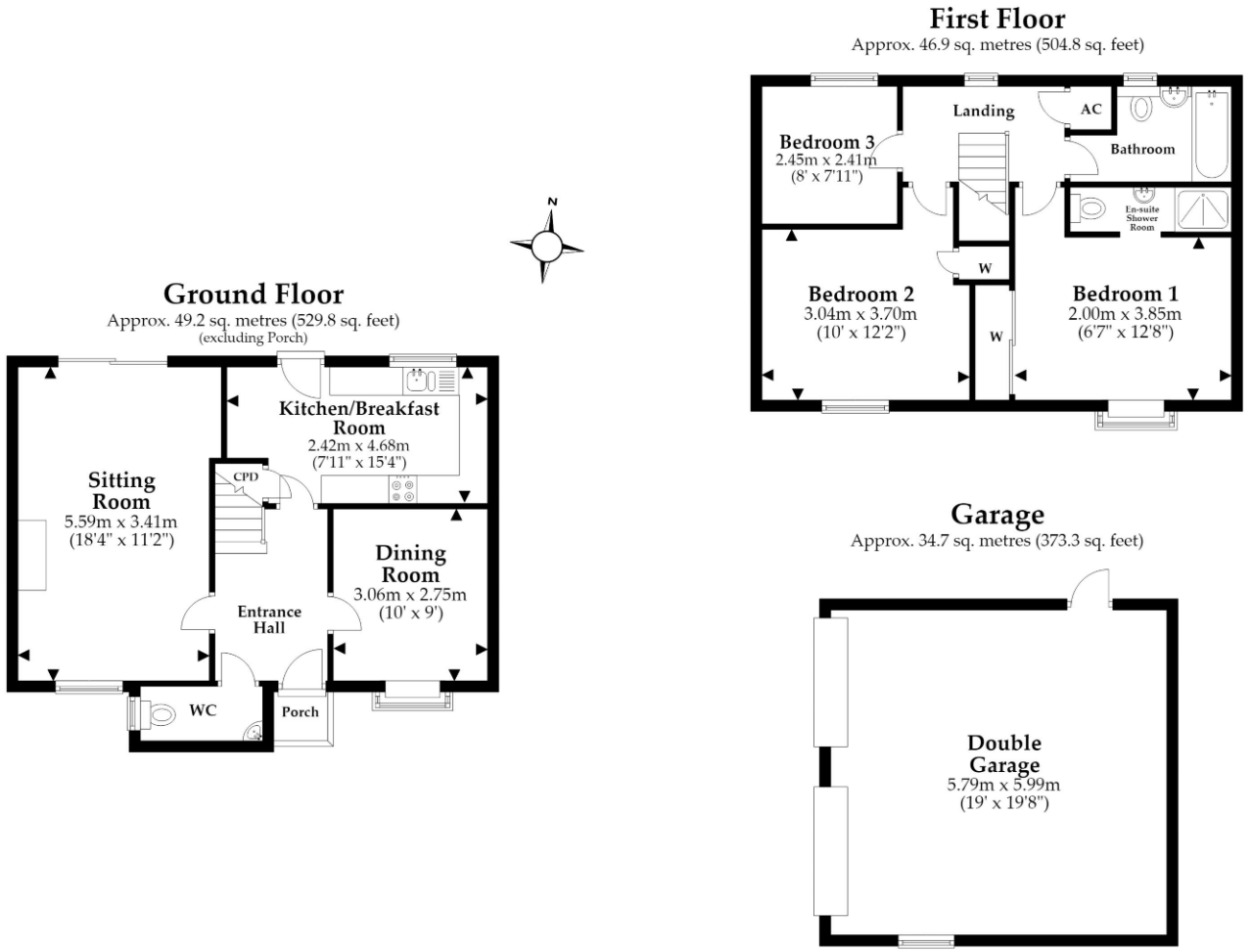
The formal dining room enjoys a pleasant outlook and features a useful serving hatch providing a direct connection to the kitchen. The kitchen/breakfast room is fitted with a comprehensive range of wall and floor-mounted units, incorporating an integrated four-ring gas hob with oven beneath and extractor over, together with a one-and-a-half bowl sink and drainer. There is ample space for a breakfast table, while a rear door provides direct access to the garden.

The sitting room is an impressive and comfortable principal reception space, enjoying a dual aspect and centred around an attractive feature fireplace with brick hearth and surround, housing an inset gas coal-effect fire. Sliding double-glazed doors open directly onto the garden, creating a natural connection between the principal living accommodation and the outside space.

£450,000

3 2 2

FLOOR PLAN



Main area: Approx. 96.1 sq. metres (1034.6 sq. feet)

Plus garages, approx. 34.7 sq. metres (373.3 sq. feet)

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

Important Information

Spencers Property 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 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 fitments, 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.











Situated in a peaceful and discreet position within this popular residential setting, this attractive detached home offers versatile accommodation arranged over two floors and is offered for sale with no forward chain.

The Property Continued…

The first-floor landing provides access to all three bedrooms, the family bathroom, an airing cupboard and the loft void.

Bedroom one is a generous double bedroom positioned to the front of the property, benefiting from fitted wardrobes and a private en suite shower room. Bedroom two is a further well-proportioned double bedroom with useful fitted storage, while bedroom three is a single bedroom overlooking the rear of the property.

The independent family bathroom is fitted with a panelled bath with shower over, low-level WC and wash hand basin.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Outside

The property is approached over a generous driveway providing ample off-road parking and leading to the detached double garage. The garage benefits from twin up-and-over doors, together with power and lighting, and also has a useful side access door.

The gardens have been thoughtfully designed with ease of maintenance in mind, incorporating paved areas and artificial lawn, providing an attractive and practical outdoor environment with space for seating and entertaining. An outside tap and external lighting are also provided.

The Situation

Charing Close is quietly positioned within Ringwood, a highly sought-after market town on the edge of the New Forest. The town centre is within comfortable walking distance and provides an excellent range of independent shops, cafés, restaurants and everyday amenities.

Ringwood is particularly well regarded for its excellent schooling, with a number of highly regarded primary and secondary schools within the surrounding area. The town also enjoys excellent transport connections, with the A31 providing convenient access towards Bournemouth, Southampton and the wider motorway network.

The New Forest National Park is also readily accessible, offering an outstanding range of opportunities for walking, cycling and riding, while the south coast is within easy reach.





Additional Information

Energy Performance Rating: D Current: 67 Potential: 82
Council Tax Band: E
Tenure: Freehold

Property Construction: Brick and mortar

Services: Mains gas, electric, water and drainage connected

Heating: Gas central heating

Broadband: Cable broadband. Ultrafast broadband with download speeds of up to 1,800 Mbps is available at this property (Ofcom).

Parking: Private driveway and garage



For more information or to arrange a viewing please contact us:
A: 42 High Street, Ringwood, Hampshire, BH24 1AG
T: 01425 462600 **E:** ringwood@spencersproperty.co.uk

www.spencersproperty.co.uk