



Eastfield Lane

Ringwood, BH24 1UR

SPENCERS



The Property

A vacant, circa 1900's detached three-bedroom house with a particularly large rear garden, within walking distance of the town centre of Ringwood.

This charming home retains some of the original period features, including cast iron fireplaces, exposed floorboards and some internal doors. The property also lends itself to further improve and extend, subject to the necessary planning permissions.

- Entrance porch leading into entrance hall with stairs to first floor.
- Front aspect living room with wood effect flooring and an open fireplace featuring a fitted wood burning stove on a slate hearth.
- Separate dining room with a front aspect, cast iron fireplace on a tiled hearth and a wooden surround.
- Kitchen with a fitted range of base, wall and drawer units, ample work surfaces and a Range style cooker with extractor over. There is also a door which leads to the side of the property.
- Utility room provides additional space, a sink, a dishwasher and washing machine. There is also a cloakroom adjacent to the utility.
- Rear lobby leads to a large rear conservatory with tiled floors, providing additional living space. This space enjoys views over the lovely gardens and creates the perfect escape.
- Upstairs, there is an attractive landing, with loft access.
- Three generously sized bedrooms, two of which have exposed floorboards and original cast iron fireplaces.
- Family bathroom with a three-piece suite, including a panelled bath with shower and screen and tiled walls.



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Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: D Current: 61D Potential: 77C
- Ofcom broadband speed of up to 1000 Mbps (Ultrafast)

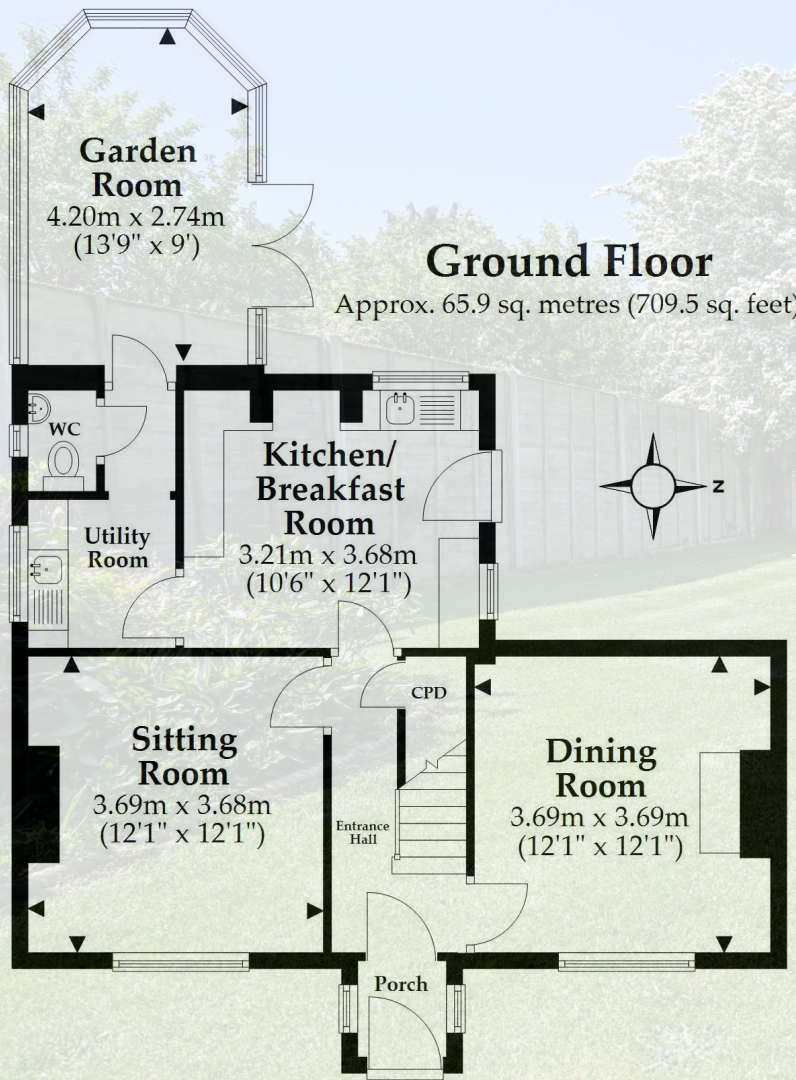
The Situation

This property is conveniently located within walking distance of the town centre including doctors and dentists and all three Ringwood Schools yet is just a short distance away from the beautiful New Forest offering thousands of acres of natural heath and woodland ideal for walking, cycling and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes and restaurants as well as two well-known supermarkets and two leisure centres. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and international airports at both Bournemouth and Southampton.





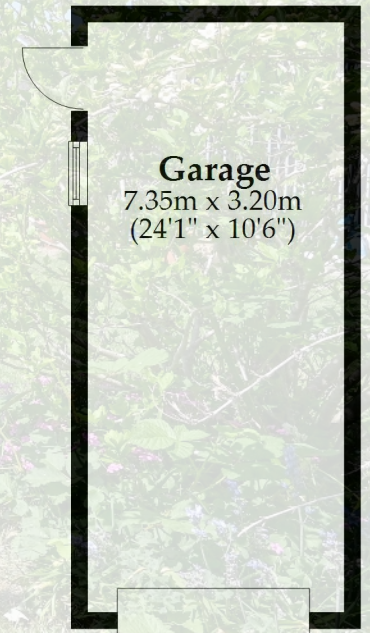
FLOOR PLAN



First Floor
Approx. 52.9 sq. metres (569.0 sq. feet)



Garage
Approx. 23.5 sq. metres (253.2 sq. feet)



Total area: approx. 142.3 sq. metres (1531.6 sq. feet)

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



Grounds and Gardens

- The property is approached through a wooden five-bar gate leading onto a driveway, with ample space for parking and a single detached garage.
- To the side of the property, there is a single detached garage.
- The large rear gardens are a wonderful feature of this desirable home and benefit from a lovely sunny aspect.
- Adjacent to the rear of the property is a terrace, ideal for outdoor dining, along with a pond and a variety of individual plants, shrubs and small trees, including some fruit trees and some ground covering plants.
- The remainder of the sizeable gardens are laid to lawn, with a small number of trees and the boundaries are defined by close boarded fencing, offering privacy.
- Additionally, there is a greenhouse and shed providing useful outdoor storage.

Directions

From the main Ringwood roundabout, take the exit onto Southampton Road and just before the flyover turn right into Parsonage barn lane. Continue along this road for approximately 0.5 of a mile and then turn left onto Cloughs Road. At the end of the road, turn right onto Eastfield Lane. The property will immediately be on your right hand side.

Important Notice

Spencers 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, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.com