

2 Fairlie Park

Ringwood, BH24 1TU

SPENCERS







Occupying an attractive position within Fairlie Park, this charming detached residence is a fine example of a traditional 1930s-style home, combining period character with the practical requirements of modern living.

The Property

Internally, the property retains a number of appealing original features, including stripped wooden doors and original picture rails, which sit comfortably alongside the more modern elements of the accommodation.

A glazed entrance porch, with double-glazed front door and window to side, leads into a welcoming entrance hall. The hall provides access to the principal reception rooms and includes a large understairs storage cupboard, together with a ground-floor shower room and WC with walk-in shower cubicle.

The spacious dining room currently used as a ground floor bedroom is positioned at the front of the property and enjoys an attractive box bay window overlooking the mature front garden. A fireplace with coal-effect gas fire provides an appealing focal point and reinforces the room's traditional character.

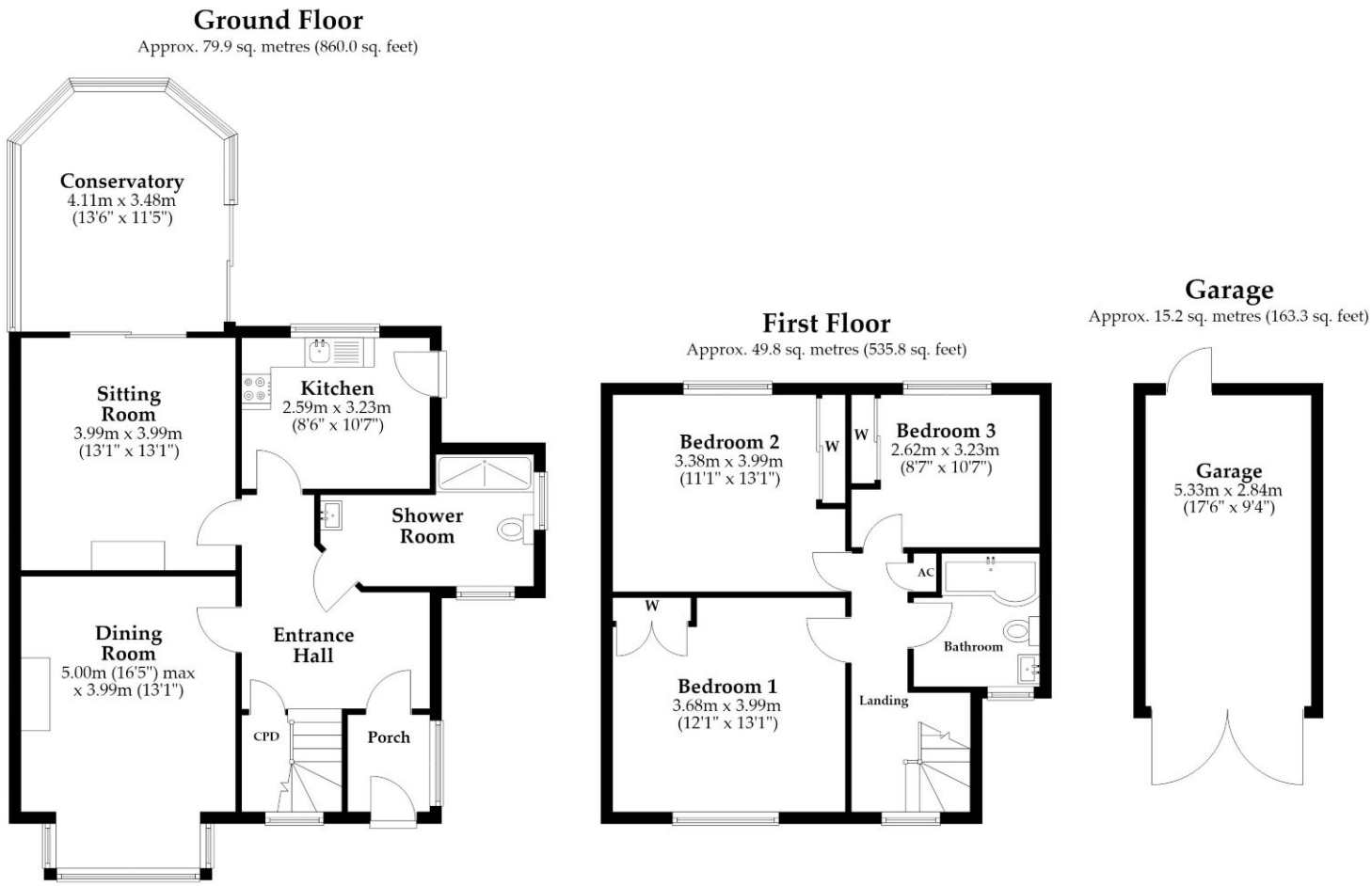
The sitting room is a particularly inviting space, centred around a feature fireplace with inset wood-burning stove, wooden mantel and tiled hearth, with useful shelved recesses to side. Sliding double-glazed doors open into a heated garden room/conservatory, creating a natural extension to the principal living accommodation and providing a pleasant connection with the gardens beyond.

OIEO £595,000

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FLOOR PLAN

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



Main area: Approx. 129.7 sq. metres (1395.8 sq. feet)

Plus garage, approx. 15.2 sq. metres (163.3 sq. feet)

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

LJT SURVEYING

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.











Approached via a shingled driveway, the property is complemented by a detached garage and beautifully established gardens. Mature shrubs, colourful planting and a variety of trees create a wonderfully private and secluded setting, giving the house a peaceful and leafy character.

The Property Continued…

The kitchen is fitted with a range of wall and floor-mounted units beneath wood-effect work surfaces, complemented by coloured tiled splashbacks. Integrated appliances include an oven, four-ring gas hob and extractor, while further provision includes a washing machine and under-counter refrigerator. A stainless-steel sink and drainer sits beneath a window overlooking the rear garden, while a rear door provides convenient access outside.

A turning staircase rises to the first-floor landing, where there is a useful airing cupboard and access to the loft void.

There are three well-proportioned double bedrooms, each benefiting from fitted wardrobes and providing comfortable and versatile accommodation. The independent family bathroom is fitted with a bath with shower over, WC and vanity unit, together with a further useful storage cupboard.

Property Video

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





Outside

The property is approached via a shingled driveway, providing off-road parking and access to the detached garage. A pathway leads through a rose garden to the front door, with an established lawn complemented by mature Acer trees, shrubs and further specimen planting.

To the rear, the garden forms a wonderfully private sanctuary, thoughtfully planted with a broad variety of mature plants, shrubs and trees. A productive vegetable patch and greenhouse provide opportunities for keen gardeners, while a timber garden shed offers useful storage. A selection of mixed fruit trees adds further interest and seasonal colour. The gardens are a particular feature of the property, offering a peaceful and secluded setting with an established character rarely found in more modern developments. The property is offered for sale with no forward chain.

The Situation

Fairlie Park enjoys a convenient position within Ringwood, combining a peaceful residential setting with excellent access to the town's amenities. Local convenience stores and everyday facilities are within easy reach, whilst Ringwood town centre, approximately a mile away, offers an appealing range of independent shops, cafés, restaurants and essential services, together with Waitrose and other major supermarkets.

There is an excellent choice of schooling nearby, with Poulner Infant and Junior Schools approximately 0.3 mile away and Ringwood School Academy around 0.6 mile from the property. Further educational options include Ringwood C of E Infant School, Ringwood Junior School and the independent Moyles Court and Ringwood Waldorf schools.

The area is particularly well suited to those who enjoy an active outdoor lifestyle, with the beautiful New Forest and surrounding countryside readily accessible, whilst Ringwood Health & Leisure provides a range of sporting and fitness facilities. For commuters, Ringwood offers convenient road connections towards Bournemouth, Christchurch, Salisbury and Southampton, with Hinton Admiral railway station approximately 7.5 miles away and Bournemouth Airport around 6 miles.





Additional Information

Energy Performance Rating: D Current: 60 Potential: 68
Council Tax Band: E
Tenure: Freehold

Property Construction: Standard construction

Services: Mains gas, electric, water and drainage connected

Heating: Gas central heating

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

Parking: Private driveway and detached garage



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