

**The Mount,**  
Ringwood, BH24 1XZ







# Asking Price: £415,000

Situated in an elevated location within The Mount this wonderful three bedroom detached family home has been extensively remodelled and renovated by the current owners. The hub of the house features a stunning open plan kitchen/breakfast room and sitting/dining room, which leads out to the landscaped rear garden. The beautifully presented home is a must see to appreciate the space on offer and tucked away location, which also benefits from rural walks and forest access moments off the doorstep. Perfect for dog walkers and families who enjoy outdoor pursuits. Offered with no onward chain.

 1  3  2  2

- Three Bedroom Detached Family Home
- Extensively Remodelled and Renovated
- Stunning Open Plan Kitchen / Breakfast Room
- Utility Room and Ground Floor WC
- Dual Aspect Sitting / Dining Room
- Landscaped Garden - Astroturf Lawn / BBQ Area
- Store Room/Garage for Bikes/Storage
- Narrow Lane Bridle Path and Open Forest Moments off the Doorstep

## **Entrance Hallway**

A covered storm porch and UPVC front door provides access to the welcoming entrance hallway which has space for a console unit and coats if required. The stairs rise to the first floor landing from here and feature Oak hand rails and painted spindles, an understairs cupboard provides further storage. The flooring has been laid with grey ash luxury click vinyl tiles (LVT) which flows through the entire ground floor accommodation.

## **Sitting Room/Dining Room**

The sitting/dining room is dual aspect with views to the front elevation via the picture window and UPVC French doors provide views

and access out to the rear garden from the dining area. A media wall in the sitting room has space and electrical sockets for a wall mounted TV and speaker, with a built in 'Flamerite' electric fire below. The dining area has ample space for a six/eight seater table and chairs and freestanding furniture.

## **Kitchen/Breakfast Room**

The kitchen/breakfast room is fitted with matt dove grey, shaker style, floor and wall units with a contrasting marble effect worksurface which is fitted with a cement grey, composite, Lamona sink and drainer with a mixer tap, also featuring a breakfast bar which has space for stools below. The comprehensive kitchen offers ample storage cupboards and a pull out larder unit and wall cabinet for glassware.

Appliances include a built in dishwasher and a Leisure 'Cuisinemaster' range style oven, with a stainless steel chimney hood extractor over and is enclosed with brick tiled splash backs.

There is space for an American style fridge/freezer.

## **Utility Room**

The separate utility room has space and plumbing for a washing machine and tumble dryer and additional storage units and shelving if required. The boiler and fuse board is housed within.

## **Ground Floor WC**

The ground floor cloakroom comprises a low level WC, a wall hung basin and taps with a tiled splashback and there is space and hooks for coats.

## **First Floor Landing**

Stairs from the hallway rise to the first floor landing which provides access to all three bedrooms, the bathroom and airing cupboard which has built in shelving for linen. A ceiling hatch provides access to the boarded loft.

## **Bedroom 1**

The primary bedroom is located to the front of the property and enjoys a south facing aspect. There is space for a king or queen size bed, freestanding furniture and a bank of wardrobes.

## **Bedroom 2**

Bedroom two is also double in size and has an aspect over the rear garden. There is also ample space for king size bed and freestanding wardrobes.

## **Bedroom 3**

Bedroom three is a single bedroom with an aspect over the front elevation.

## **Family Bathroom**

The family bathroom serves all three bedrooms and comprises a low-level WC, wash hand basin and taps, panelled bath with a mixer tap and shower attachment over. Enclosed with tiled walls and wood effect flooring.





## Garage/Store Room

The garage was converted by the current owners to create the utility room and ground floor WC. The front of the garage is now a store area which is accessed via the up and over garage door and has power and lighting within.

## Externally

To the front of the property, a tarmac driveway provides off road parking for two vehicles with a lawned area to the side. A path leads to the front step and storm porch and a gate to the side provides access to the rear garden.

The rear garden has been transformed and landscaped by the current owners featuring a raised Astroturf lawn with Oak sleeper borders, enclosed with hedging and fencing to provide a good degree of privacy and a pathway to the side leads to a decked sun terrace and pergola, an ideal space for outside dining and entertaining. A play area is enclosed with fencing and a garden shed is provides further storage.

## Location

The Mount is great family location in the Poulner district of the town, which is within 2 miles of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local primary and junior school in North Poulner Road. Ringwood is a beautiful bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase, thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and coastline.

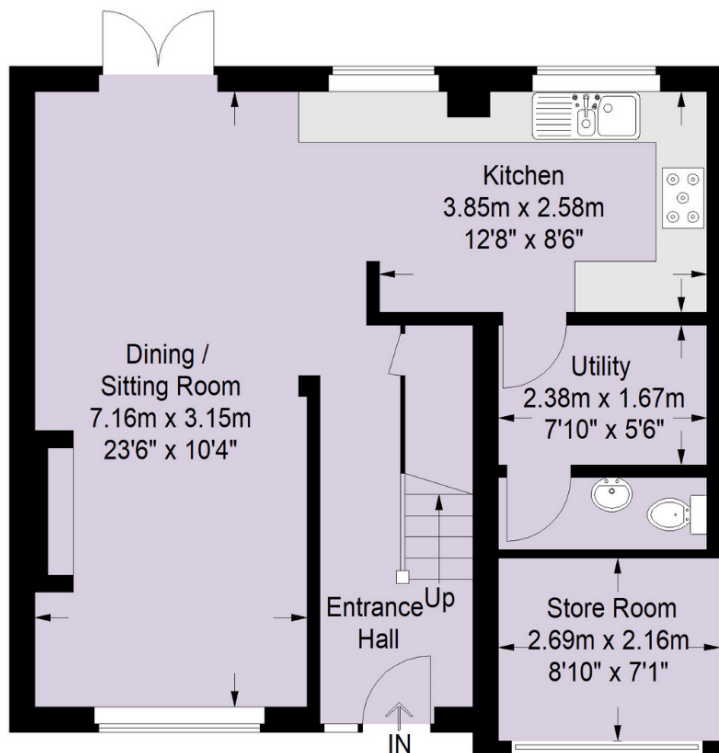
**TENURE – FREEHOLD**

**DRAINAGE – MAINS**

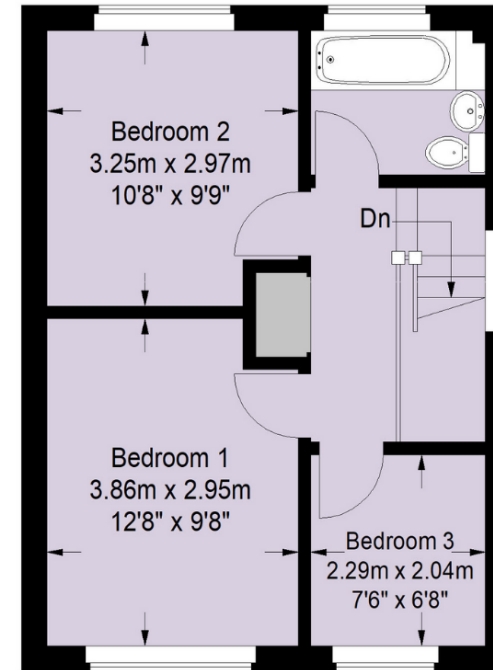
**COUNCIL TAX BAND – D**

**EPC - TBC**





GROUND FLOOR



FIRST FLOOR

PARKING: 

**THE MOUNT**  
**RINGWOOD**  
**BH24**



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APPROXIMATE AREAS	
GROUND FLOOR AREA	567 SQ FT
FIRST FLOOR AREA	503 SQ FT
TOTAL FLOOR AREA	1130 SQ FT
COUNCIL TAX	D
EPC RATING	TBC
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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