

**Broadshard Lane,**  
Ringwood, Hampshire, BH24 1RP





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# Asking Price: £600,000

A unique opportunity to acquire a beautifully presented late 1950's bungalow which is situated on a private and level plot approaching a quarter of an acre, located within one of Ringwood's most sought after and desirable roads and with approved planning and drawings to extend and create either a three/four bedroom single storey bungalow or a four bedroom chalet style family home. The property could also be the perfect downsize for someone who enjoys gardening and is looking to have a private west facing plot and be within a level 1 mile walk of Ringwood town centre and local amenities.

 2  2  1  Multiple Vehicles

- Planning Permission Granted for a Three/Four Bedroom Bungalow.
- Planning Permission Lapsed for a Four Bedroom Chalet Style Home.
- Approx 1 Mile Level Walk to Ringwood Town Centre.
- Log Burning Stove within the Sitting Room.
- Kitchen / Dining Room.
- Conservatory.
- Off Road Parking for Multiple Cars and Single and a Half Size Garage.
- Situated on a Plot Approaching 0.25 Acre.
- Drawings Available upon Request or via NFDC website.

## **Entrance Hallway**

A tiled step up to the property and UPVC front door provides access to the bright and airy entrance hallway which in turn provides access to all accommodation. An airing cupboard houses the water tank and has shelving for linen and an additional store cupboard provides space for coats and shoes. The loft hatch is located within the hallway and has a pull down ladder and there is power and lighting within the loft space.

## **Separate WC**

Located off the hallway the separate WC has partially tiled walls, a low level WC, wall mounted radiator, vinyl flooring and an opaque opening window to the front aspect.

## **Kitchen/Dining Room**

The kitchen benefits from a comprehensive range of fitted base and wall units with a contrasting work surface which is fitted with a stainless steel sink unit and traditional style taps. Appliances include a freestanding gas oven and hob and there is space and plumbing for washing machine and tumble dryer. A built in, shelved, store cupboard provides a great pantry area. The bright kitchen opens into the dining room/breakfast room which has ample space for a six seater table and chairs and enjoys a triple aspect view of the south to west facing rear garden, a floor to ceiling fitted cupboard provides an additional storage space for an ironing board/hover and UPVC sliding doors provide access to the

rear garden and patio area which is ideal for outdoor entertaining and a pathway leads to a personnel door to the rear garage.

## **Sitting Room**

The spacious dual aspect sitting room has a view over the front garden and out through the conservatory via the sliding doors allowing the room to fill with natural light. The characterful sitting room features a centralised wood burning stove on a slate hearth and mantle over, and there is ample space for sofa suites and freestanding furniture.

## **Conservatory**

The conservatory/garden room is accessed via the sitting room and provides a lovely additional reception area or

dining space. The room has brick dwarf walls, terracotta tiled flooring and wrap around windows with French doors leading out to the rear garden.

## **Bedroom 1**

Located at the rear of the property, the primary bedroom benefits from a picture window overlooking the garden. There is ample space for a king size bed and a bank of freestanding furniture or fitted wardrobes could be installed.

## **Bedroom 2**

Located at the front of the property, bedroom two is also another generous double bedroom with space for a double/king size bed and freestanding furniture. This room also benefits from a fitted wardrobe.

**Daniel Godwin**

07921630833 | dan.g@meyersstates.com



**Patrick Hester**

patrick.h@meyersstates.com | 07581253269

## **Bathroom**

The bathroom has been refitted to include a wall mounted ceramic basin with a mixer tap and vanity unit pull out drawers below, panelled bath with mixer taps and wall mounted shower valves and a shower attachment over, enclosed with metro brick tiled walls and a glass shower screen, a wall mounted anthracite radiator, opaque opening window to the front aspect and is finished with patterned tiled flooring and upstands.

## **External Office/Studio**

The external home office/studio provides a perfect work from home space and is equipped with multiple double sockets, an Ethernet connection and benefits from double glazed French doors and windows, finished with laminate flooring.

## **Garage**

The single and a half size garage is fitted with an up and over door and a personnel door to the rear for garden access, houses the gas boiler and electrical consumer unit.

## **Externally**

Double opening five bar gates provide access to the tarmacked driveway which has off road parking for multiple cars. The front garden is mainly laid to lawn with an established laurel hedge front boundary and shrub and tree boundaries to the side, enclosed with close board fencing. Pedestrian gates are located to both sides of the property and provide access to the rear garden.

The established rear gardens are a true delight, with an open vista outlook from the property and enjoying a sunny west facing

aspect. The garden is mainly laid to lawn with a beautiful Magnolia tree, shrub borders, a wild meadow garden to one of the far corners and a garden shed to the other. A pathway, directly off the rear of the bungalow, leads to the patio area for outdoor entertaining and dining, side gates and access to the garage. The rear garden is also enclosed with close board fencing.

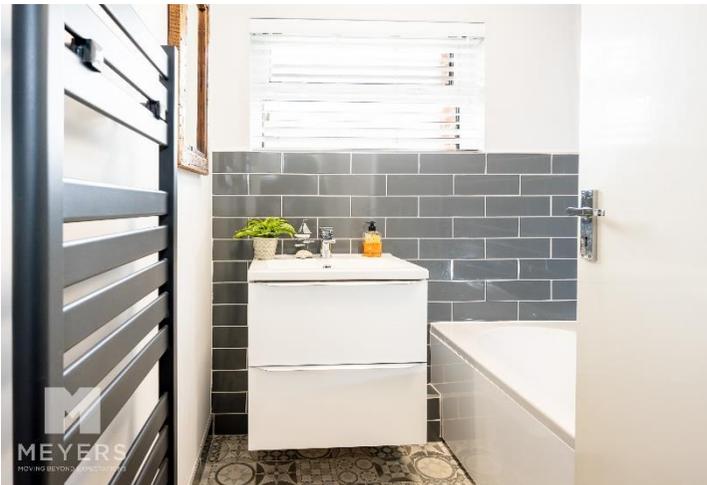
## **Planning Note**

Planning Permission has been approved and granted for a single storey extension to the rear of the property. Expiring 21/04/2024

Planning permission was granted to erect side & rear extensions and alter, extend and raise the ridge height of roof to form new living accommodation on the first floor. This permission expired 04/05/2023.

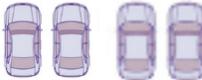
## **Location**

Broadshard Lane is situated just within 1 mile (approx.10/15 minute walk) outside of the bustling market town of Ringwood. 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 local schools. Offering a great range of educational, recreational and retail facilities the area also profits from easy access to commuter routes. There are mainline train stations and international airports at Bournemouth and Southampton and Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.







PARKING:   
(MULTIPLE)

**BROADSHARD LANE**  
**RINGWOOD**  
**BH24**



APPROXIMATE AREAS	
GROUND FLOOR AREA	1005 SQ FT
GARAGE & OFFICE	173 SQ FT
TOTAL FLOOR AREA	1278 SQ FT
COUNCIL TAX	E
EPC RATING	D
APPROXIMATE UTILITY COSTS	

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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.

01425 561227  
Ringwood@meyersstates.com  
www.meyersstates.com

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