



Parsonage Barn Lane | Ringwood | Dorset | BH24 1PT

WOOLLEY
& **WALLIS**

Asking Price: £835,000

HOME & POTENTIAL INCOME. A deceptively spacious property of approx 3500 SQ FT situated on a corner plot which could potentially accommodate 3 families with separate access, which has been beautifully presented with versatile accommodation including a stunning ANNEXE to the side with a VAULTED ceiling. The property is within walking distance to the local schools and a convenience store and has been renovated and extended to a high standard with double glazing, gas central heating, smoke alarms and the annexe benefits from a separate boiler and heating system.



The Situation

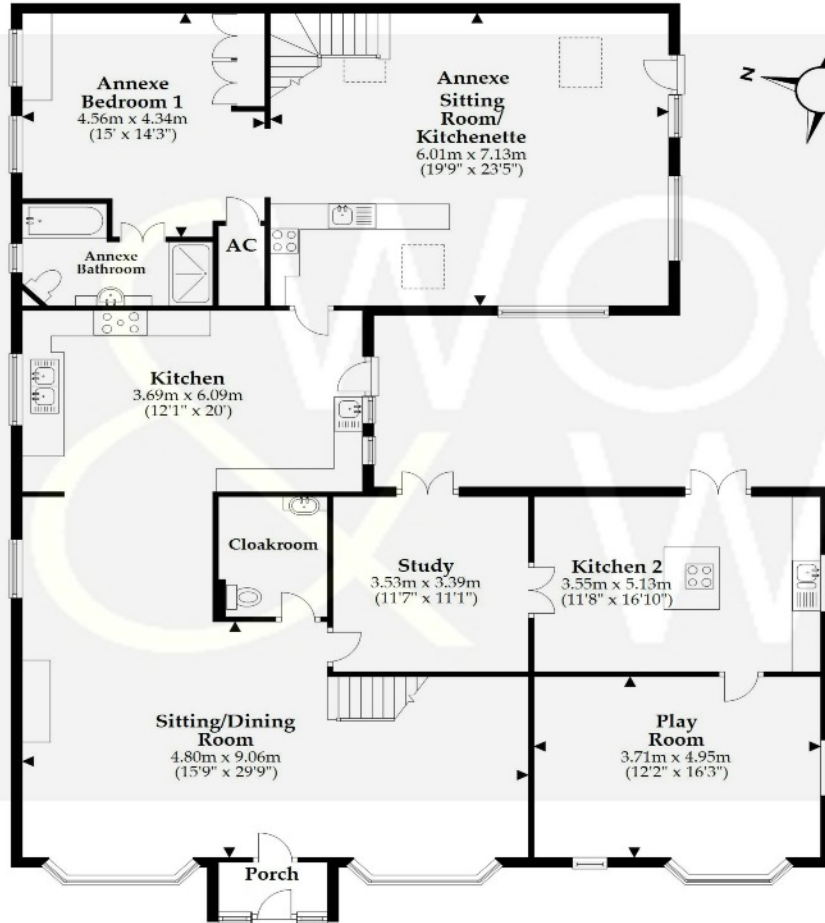
The popular market town of Ringwood has much to offer in the way of amenities, including numerous country pubs & restaurants, boutique shops, a David Lloyd Health & Leisure Club and is host to much sought after educational establishments. The area borders The New Forest, giving access to acres of moor, heath and woodland offering a wide range of pursuits such as cycling, walking, riding & fishing. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & and the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.





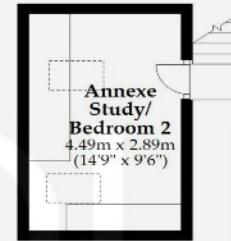
Ground Floor

Approx. 200.0 sq. metres (2153.1 sq. feet)



First Floor

Approx. 119.5 sq. metres (1286.0 sq. feet)



Total area: approx. 319.5 sq. metres (3439.1 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-91) A			
(69-81) B			
(55-68) C			
(41-54) D		66	73
(29-40) E			
(15-28) F			
(1-14) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in October 2023..



Interior

In the main house, there is an entrance porch which leads to a fabulous open plan sitting/dining/family room with engineered flooring, a log burner, a ground floor cloakroom with w.c. to the side and an opening into the stunning kitchen/breakfast room, which has a vaulted ceiling with exposed beams, a built-in oven, grill, 6 gas hob, waste disposal, plumbing for a washing machine, dishwasher and two basins and access to the annexe.

A study leads through to the second kitchen which has an island unit, a built-in oven, 4 electric hob, plumbing for a washing machine and space for an American style fridge/freezer with a sitting room to the side with engineered flooring and space to provide stairs (subject to building regulations) to the first floor creating another self-contained home.

The first floor landing, which could be split, provides access to four bedrooms, two of which benefit from wardrobes. There are two luxurious boutique hotel-style bathrooms with double spa baths, one being en-suite to the master with his and her basins and an en-suite shower/w.c. to the guest bedroom.







In the self-contained annexe, there is a stunning open plan room with a large vaulted ceiling with exposed beams, a separated porch, kitchenette and mezzanine floor which could be utilised as a study or another bedroom, with a spacious ground floor bedroom with fitted furniture and an en-suite bathroom/w.c. with a separate cubicle.

Exterior

The property is positioned on a corner plot and has parking to the front and side with a pathway in between and separate gardens incorporating a patio and artificial turf, there is also a paved courtyard and a workshop.

Viewing highly recommended to appreciate the exceptional space and condition of this delightful house which could accommodate up to three families.

Services

Connected to mains electricity, gas and drainage.

Council Tax Band

Council band: D

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380
E ringwood@w-w.co.uk





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