



The Chase Ringwood BH24 2AN

WOOLLEY & WALLIS

Guide price: £1,175,000

Recently beautifully decorated and remodelled throughout. Five double bedroom family home sat on a plot of about 0.79 of an acre. Large decked balcony over looking the rear garden from bedroom one and large flagstone veranda off the kitchen/living room.



The Situation:

Inglewood is within close proximity to the premier location of the prestigious Avon Castle with easy access to the A31 and routes to Bournemouth, Southampton and London. The popular market town of Ringwood is only a short distance and offers a weekly street market, various restaurants as well as individual independent shops. There are also excellent recreational facilities and professional services. The New Forest National Park is about 3 miles to the East offering a wide range of pursuits such as cycling, walking, riding & fishing, as well as various boating centres within a reasonable drive on the South Coast notably at Poole, Christchurch and Lymington.

Interior:

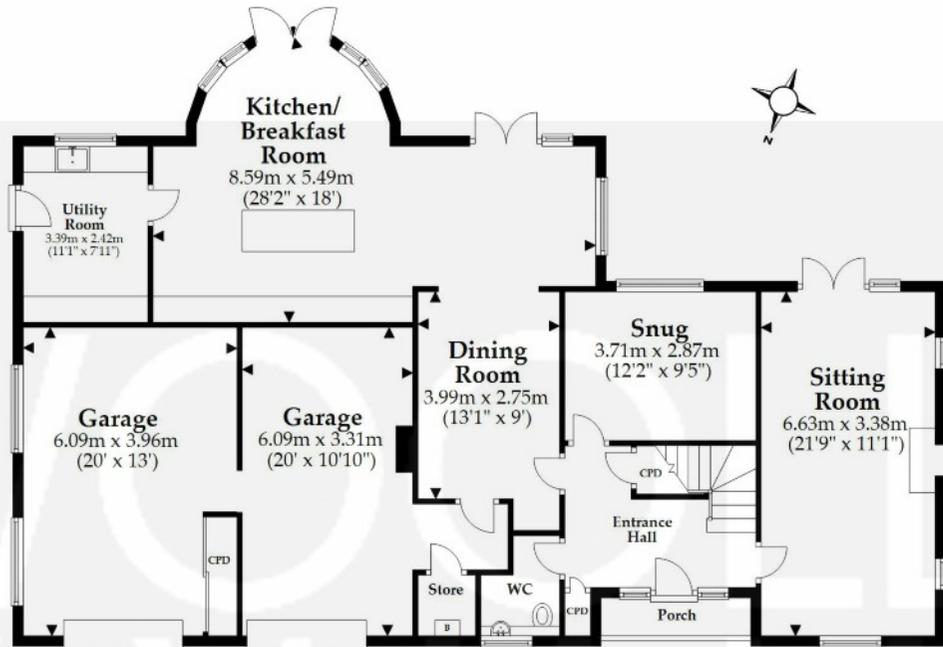
A covered entrance porch leads into the hallway with an under stairs cupboard and separate cupboard for storage. Cloakroom with wash hand basin and w.c.

Glass door to dining area with solid oak white limed flooring and door to integral garages and boiler room. The dining room leads to a large kitchen/breakfast room. Integrated appliances including NEFF electric oven and baking/cake oven, microwave, gas hob and dishwasher. Smallbone wall and base units with black granite work tops and centre island. Feature curved wall with floor to ceiling windows and french patio doors to the rear garden and raised patio with a flagstone veranda.



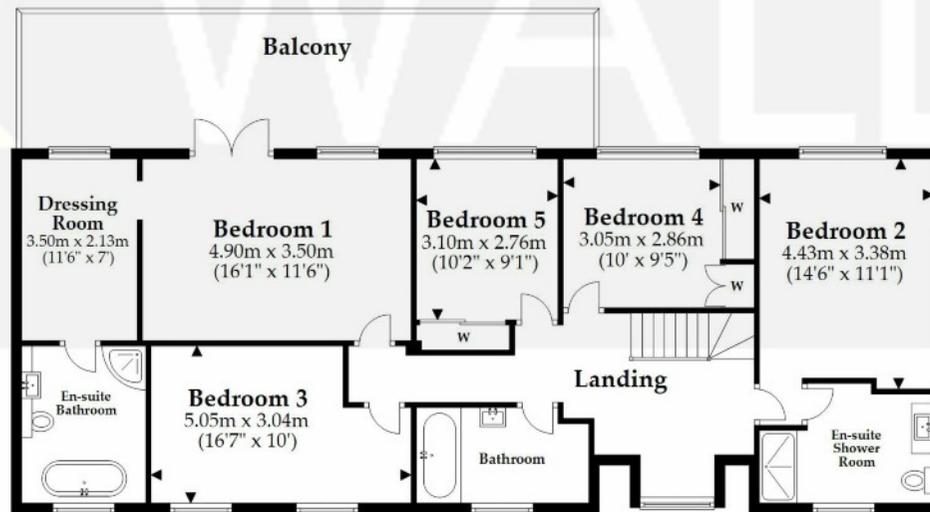
Ground Floor

Approx. 151.9 sq. metres (1634.7 sq. feet)



First Floor

Approx. 115.1 sq. metres (1238.6 sq. feet)



Total area: approx. 266.9 sq. metres (2873.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ADDITIONAL 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 December 2023





Door to the utility room with integrated NEFF fridge/freezer and space for washing machine and tumble dryer. Door to side garden.

The snug is to the rear of the property with walnut laminate flooring and a timber frame feature on the wall. The triple aspect sitting room with solid oak white limed flooring has a feature de-commissioned fireplace and french patio doors to the rear garden.

New carpets to the stairs and airy landing with a feature box window. Bedroom one has oak flooring and patio doors leading to a decked balcony with balustrade overlooking the rear garden. A walk-in dressing room and en-suite with under floor heating. Stand alone bath with shower attachment, corner shower, built in wash hand basin and w.c. Bedroom two also has en-suite shower with shower plate in the ceiling, built in wash hand basin and w.c. Fully tiled. Bedroom three to five are serviced by the family bathroom with bath and shower, built in wash hand basin and w.c. Bedrooms three and five are fitted with shutters to the windows and built in fitted wardrobes.





Exterior:

The property is approached via a gravel driveway with lawn either side. Parking for several cars with high hedging bordering. Two single garages, one has a car pit. Outside tap and EV car charger. Planning obtained for a car port, foundations started.

A side gate to the right leads to the rear of the garden, raised vegetable patch and potting shed. Another side gate to the left leads to the rear of the property. The rear garden has a raised flagstone patio with balustrade and a recently constructed open outside kitchen with power and water. Sink and units with a granite work top. The garden slopes down to a pond and culvert bordering The Close, Avon Castle. Beautiful south facing wild garden with trees, including Mimosa, Rhododendrons and Camellias. Log store.





Services: All mains and services connected. Drains sewerage. Old septic tank which collects rain and grey water.

Local Authority: Dorset county council

Council Tax Band: G

EPC Rating - Current; 62D **Potential;** 74C

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380

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