



**7 Southfield**

**RINGWOOD BH24 3AB**

 **Anthony's**  
*of Ringwood*  
Sales Lettings & Property Management

# 7 Southfield RINGWOOD BH24 3AB

A fantastic opportunity to acquire this circa 1895 3 bedroom Victorian semi detached house offer for sale for the first time in over 25 years. Situated off a private lane and located withing easy walking distance of Ringwood. The property offers a wealth of charm and character with its spacious accommodation spread over 3 floors. The property is offered For Sale Chain Free.





### Features

- Lounge / Dining Area
- Feature open Fire place
- Ensuite cloakroom to master
- Fitted Kitchen
- Large family bath/shower room
- Many original features
- Outbuilding and workshop/garage
- Off road parking
- Private courtyard gardens

### Ground & Gardens

To the rear is a private shingle stone courtyard garden well stocked with numerous varieties of flowers ,shrubs and small trees with two small decking areas. Personal door give access to a workshop/Garage and to the rear of the property there is good size lean to outbuilding with potential to form part of the main house . The driveway offers parking for two vehicles .

### Situation

The historic market town of Ringwood is approximately a mile distant, offering a comprehensive range of independent and high street shops, a good variety of restaurants and cafes, in addition two supermarkets, two leisure centres and excellent state and private schools. For commuters, the A31 is easily accessible, providing links to the M27 leading to Southampton, Winchester, and London beyond; and to the A338, leading to the larger coastal towns and beaches of Christchurch, Bournemouth, and Poole. Regular National Express Coaches depart to London Victoria, as well as local bus services to neighbouring towns.

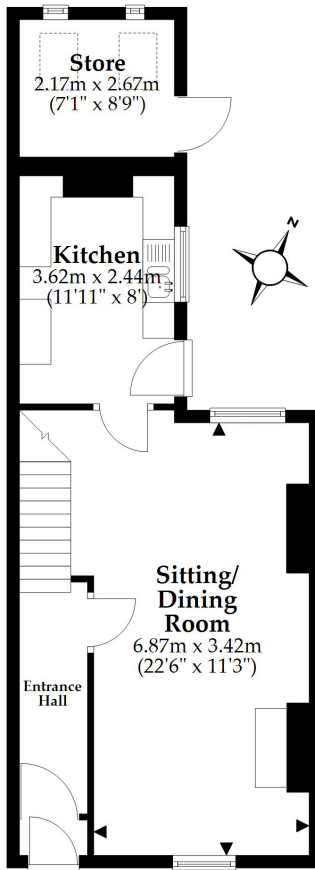
### Services

- Council Tax band C
- EPC Rating E
- Mains Gas- Electric -Water



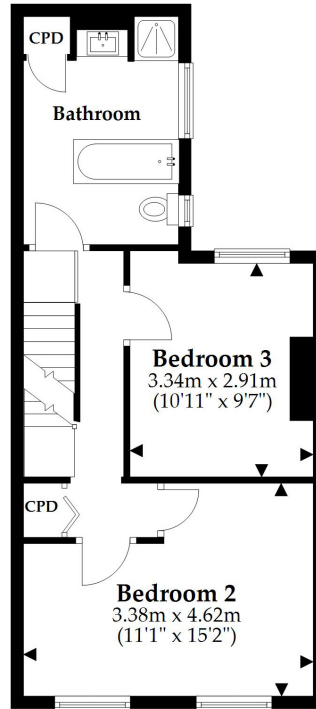
## Ground Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



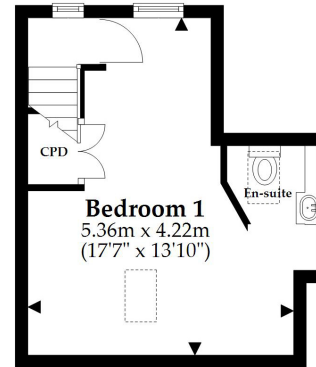
## First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



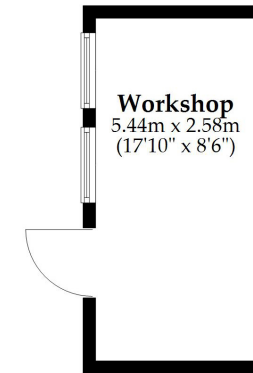
## Second Floor

Approx. 20.7 sq. metres (222.7 sq. feet)



## Outbuilding

Approx. 14.0 sq. metres (151.1 sq. feet)



Total area: approx. 123.8 sq. metres (1333.0 sq. feet)

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



Anthony's of Ringwood, Suites 3 & 4 Riverside House, 10 West Street, Ringwood, Hampshire, BH24 1DZ T. 01425 483848 E. sales@anthonysofringwood.co.uk





