



**PETTENGELLS**  
ESTATE AGENTS

131 Ringwood Road, Walkford, Christchurch, BH23 5RB  
Asking Price £625,000

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- Circa 1800 sq. ft of accommodation
- Modern fitted kitchen/breakfast room and separate utility
- Two reception rooms and three shower/bathrooms
- Highcliffe schools catchment area
- Generous sized garden with summerhouse, large storage shed and covered entertainment area
- Solar panels reduce energy bill
- Burglar alarm, security and surveillance equipment
- Electric car charger
- Council Tax: Band E & EPC Rating: Band B





A WELL PRESENTED AND HIGHLY VERSATILE FOUR/FIVE BEDROOM CHALET-STYLE HOME, OCCUPYING A GENEROUS CORNER PLOT WITH A LARGE, FULLY ENCLOSED REAR GARDEN.

Conveniently situated on the outskirts of Highcliffe, this spacious property offers flexible accommodation arranged over two floors. The ground floor comprises an entrance porch and reception hall, a modern fitted kitchen/breakfast room with separate utility, a generous sitting room enjoying an outlook over the rear garden, a separate dining room which could be a further bedroom if required, two ground floor bedrooms and a contemporary shower room. To the first floor are two large double bedrooms, which both have ensuites.

Externally, the property sits on a corner plot with driveway parking to both the front and side, a covered carport and ample space for parking multiple vehicles as well as a single garage. The generously sized rear garden is fully enclosed, and mainly laid to lawn with a raised border. Additionally the garden includes a patio area, covered outdoor dining space, large storage shed and a summerhouse. The property is within easy reach of some of the area's most beautiful beaches and unspoilt coastline, with Highcliffe village centre within walking distance. The nearby towns of Christchurch and New Milton provide a wide range of amenities, shops and services.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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