



Merrill, Ringwood Road
Woodlands

paul jeffreys

Merrill, Ringwood Road, Woodlands | SO40 7GY

Southampton – 8 miles, Lymington – 12 miles, M27 – 2 miles, Totton centre – 2 miles
(distances are approximate)

An attractive extended older style 3 bedroom, 2 reception room semi-detached house, situated within the New Forest National Park, backing onto woodland, ample parking & garage
£515,000

UPVC double glazed windows and doors, conservatory, gas central heating, extremely well presented, backing onto woodland



ACCOMMODATION
Entrance hall, lounge, dining room, study, kitchen, conservatory, WC/utility, 3 bedrooms, bathroom, cloakroom

ENTRANCE HALL Part glazed door, front aspect window, hatch to small loft area, wood laminate flooring, double radiator, smooth plastered ceiling, understairs storage cupboard, half landing window.

LOUNGE c.5.45m x 3.44m to 3.27m (17'10" x 11'3" to 10'8"). Front aspect window, wood laminate flooring, double radiator, open fireplace with brickette surround and tiled hearth, TV point.

DINING ROOM c.3.67m x 3.63m to 2.78m to 2.77m (12' x 11'11" to 9'1"). Side aspect window, smooth plastered ceiling, wood laminate flooring, double radiator, thermostat control, door to kitchen and door to:

STUDY c.2.85m x 1.66m (9'4" x 5'5"). Radiator, wood laminate flooring, extractor fan. NB This room is internal and the only window overlooks the utility room, so there is no natural light.

KITCHEN c.4.53m x 2.30m (14' 10" x 7'6"). Comprising Butler white ceramic sink set in natural wood worktops, range of base units with cupboards & drawers and tiled splashbacks, range of wall cupboards, space & plumbing for dishwasher or washing machine, space for fridge/freezer,



wood laminate flooring, 'Baxi' wall-mounted gas-fired boiler, part glazed door to side passage and glazed double doors with two glazed side panels, leading to:

CONSERVATORY c.4.90m x 2.53m (16'1" x 8'3"). Of part brick cavity construction, being double glazed with UPVC units and glass pitched roof, wood laminate flooring, half glazed double doors leading to rear garden and door to:

UTILITY/CLOAKROOM c.2.24m x 1.41m (7'4" x 4'7"). WC, wash hand basin, tiled floor, space & plumbing for automatic washing machine and space for tumble dryer, radiator, side aspect window.

LANDING Half landing side aspect window & front aspect window, smooth plastered ceiling, hatch to loft space.

BEDROOM 1 c.6.28m x 3.48m to 3.28m (20'7" x 11'5" to 10'9"). Rear aspect window, double radiator, wood laminate flooring, wash hand basin in vanity unit, built in wardrobes, airing cupboard with lagged tank, original fireplace.

BEDROOM 2 c.3.61m x 2.50m (11'10" x 8'2"). Rear aspect window, radiator, built in wardrobe.

BEDROOM 3 c.2.85m x 1.93m (9'4" x 6'4"). Front aspect window, wood laminate flooring, radiator, built in wardrobe, smooth plastered ceiling.



BATHROOM White suite comprising panelled bath with part tiled surround, pedestal wash hand basin with tiled surround, corner shower cubicle with 'Mira' shower, extractor fan, radiator, smooth plastered ceiling, side aspect window.

CLOAKROOM WC, wash hand basin, extractor fan.

OUTSIDE

FRONT GARDEN: The property is approached via a gravel drive, which has parking for approx. 5/6 vehicles. Lawned area, mature hedge, space for bins, **GARAGE** with power & light and door leading to side passageway. The side passageway has a door at the front and the back and leads through to the **REAR GARDEN:** Two patios, shingle area, lawned area, very well stocked flower & shrub beds, mature hedge towards the rear of the garden behind which are two wooden sheds and a gate giving access to the woodland at the rear. Garden tap, external power point.

COUNCIL TAX BAND 'D' – payable 2026/27 - £2,460.34.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 124.6 sq. metres (1,341 sq. feet) approx.

TENURE FREEHOLD

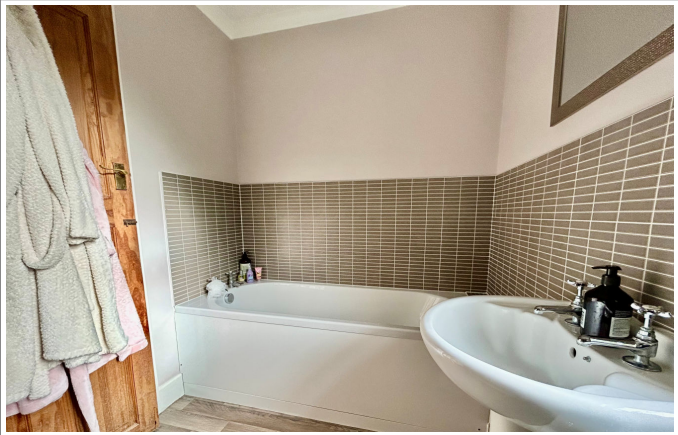
NOTE: Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

NOTE: FLOOR PLAN IS FOR GUIDANCE ONLY.

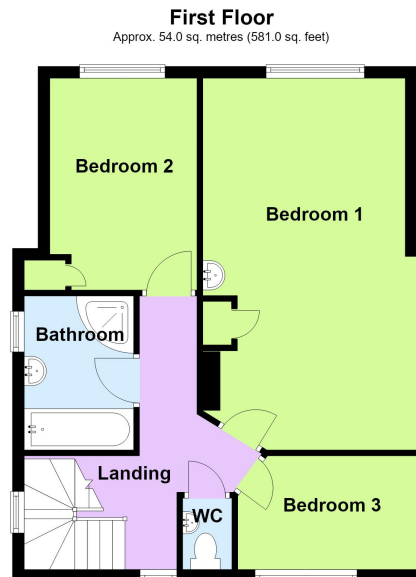
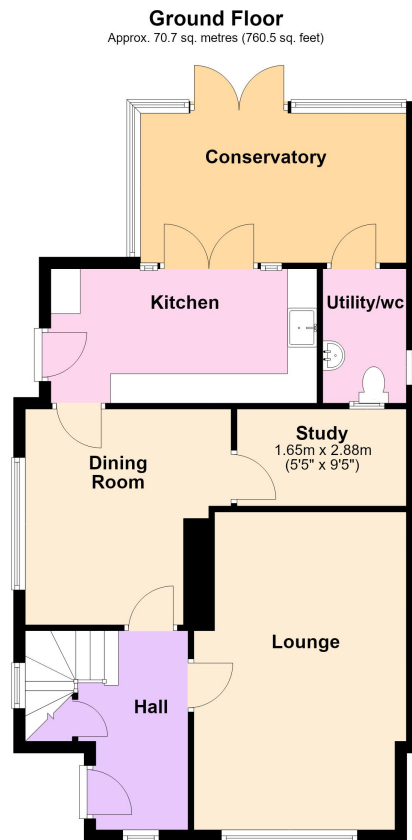
VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

PMD/HC/10.26



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Total area: approx. 124.6 sq. metres (1341.5 sq. feet)



DIRECTIONS: From the centre of Totton leave via Ringwood Road and pass through the traffic lights and pass Goodies Fish & Chip shop, across the roundabout and across a further roundabout. Continue through Netley Marsh passing the pub on the left and the church on the right and then the property will be found approx. 200 metres along on the left hand side, indicated by our For Sale board.

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