



HEARNES

WHERE SERVICE COUNTS

St Ives, Ringwood, BH24 2LL

FREEHOLD

A generous and adaptable five bedroom family home set in just under a quarter of an acre in a quite road in St Ives. The property has been substantially extended by the present owners over the last 30 years or so and now provides accommodation that can easily suit a large family or indeed be rearranged to provide addition reception rooms if desired.

Woodlands Way is a quiet un-adopted lane, within walking distance to the highly regarded St Ives Infant School which is also a feeder school to the Ringwood Academy, a school in great demand. St Ives is close to Moors Valley Country Park which is within the confines of nearby Ashley Heath and offers an eighteen hole golf course, miniature railway line and many woodland walks which include The Castleman Trailway a beautiful and scenic heathland walk and cycle route. Avon Heath Country Park is also just a short distance together with a bus route and local Post Office within walking distance.

Upon entering this property you are greeted by a spacious entrance hallway with access to all ground floor rooms and the staircase to the first floor. To the front of the property there are two double bedrooms both of which could easily be converted to reception room if required. To the rear of the property is a sizeable living/dining room having access into the garden, ample space to formally dine and also a feature fireplace with an electric fire. The kitchen is modern, bright and airy with a door to the garden and a range of both floor and wall mounted units, complementing worktops, upstand and splashbacks and tiled flooring with under floor heating. To the far end of the hallway is a family bathroom a modern suite with the benefit of a separate double shower cubicle and a lovely range of fitted units.

The first floor has three generous bedrooms all with fitted wardrobes. The two largest bedrooms also benefit from a modern en-suite shower room.

Externally the property is accessed from the road by a gated driveway with ample parking and access to the single garage and front door. To the side of the garage is a further gate giving access to a covered walkway/store facility as well as access into the rear garden. The front garden is well enclosed by a selection of mature shrubs and hedgerow.

The rear of the property is a particular feature with a large range of flowering plants and mature shrubs, perfect for a keen gardener. There is also an area of lawn interspersed with mature trees adding interest and a walkway extends to the far end with compost area and garden shed. A patio area abuts the property with the perfect place to sit and enjoy the view across the garden.

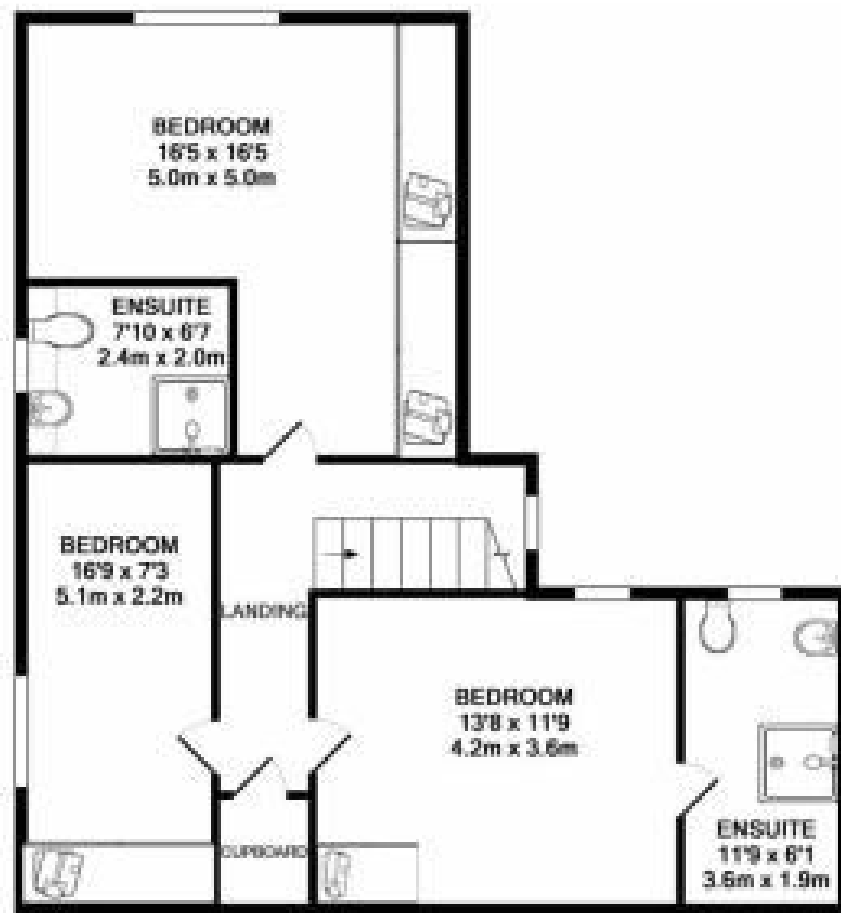
COUNCIL TAX BAND: E
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





GROUND FLOOR
 APPROX. FLOOR
 AREA: 1116 SQ. FT.
 (103.7 SQ. M.)



1ST FLOOR
 APPROX. FLOOR
 AREA: 723 SQ. FT.
 (67.2 SQ. M.)

TOTAL APPROX. FLOOR AREA: 1839 SQ. FT. (170.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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