



HEARNES
WHERE SERVICE COUNTS

St Leonards, Ringwood, BH24 2LR

FREEHOLD

A spacious and well presented three bedroom bungalow set within a generous corner plot approaching approximately 0.21 of an acre. The property is situated in an often requested location, within close proximity to the Avon Heath Country Park and popular Moors Valley country Park. St Leonards is located on the outskirts of the historic market town of Ringwood which is positioned on the edge of the New Forest, yet is just a short drive from the coast and has excellent recreational, retail facilities and restaurants. The area offers easy access to commuter routes which include the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton.

Having remained in the same family since its construction approximately 48 years ago, the property has been well maintained and updated over the years but still offers a tremendous amount of potential to either extend or convert the roof (subject to any consents required). The property offers a lovely arrangement of accommodation with the living and reception rooms being to one end and the bedrooms and bathrooms to the other creating a lovely flow of accommodation.

The accommodation comprises of a spacious reception hall, to the left is the principal reception room which is particularly bright and spacious with a dual aspect making the most of the prominent corner position. A feature fireplace provides a focal point and to the rear of this room is a spacious dining area with ample room for a large table and chairs, ideal for more formal dining. The kitchen lies to the rear and has a range of units with room for the various appliances as well as a door and window to the partially enclosed rear patio garden. All three bedrooms are double rooms and are positioned to the right hand side of the bungalow, one having use of an en-suite shower room and the remaining bedrooms being serviced by the family bathroom which has a corner bath and separate shower cubicle.

The gardens are enjoyed on all elevations with a particularly large area to the front and side which could be hedged or enclosed if required. To the rear is a pretty paved area which in turn leads to the opposite side, where a feature pond and sitting area then leads through to the detached double garage. This has an up and over door, power and lighting and a personal door and window to the side as well as ample parking to the front in the driveway.

COUNCIL TAX BAND: F
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.

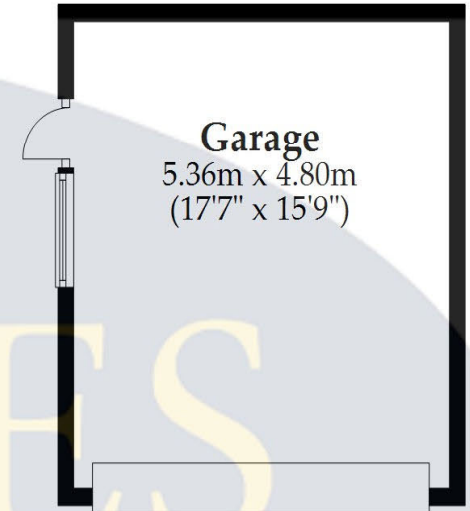
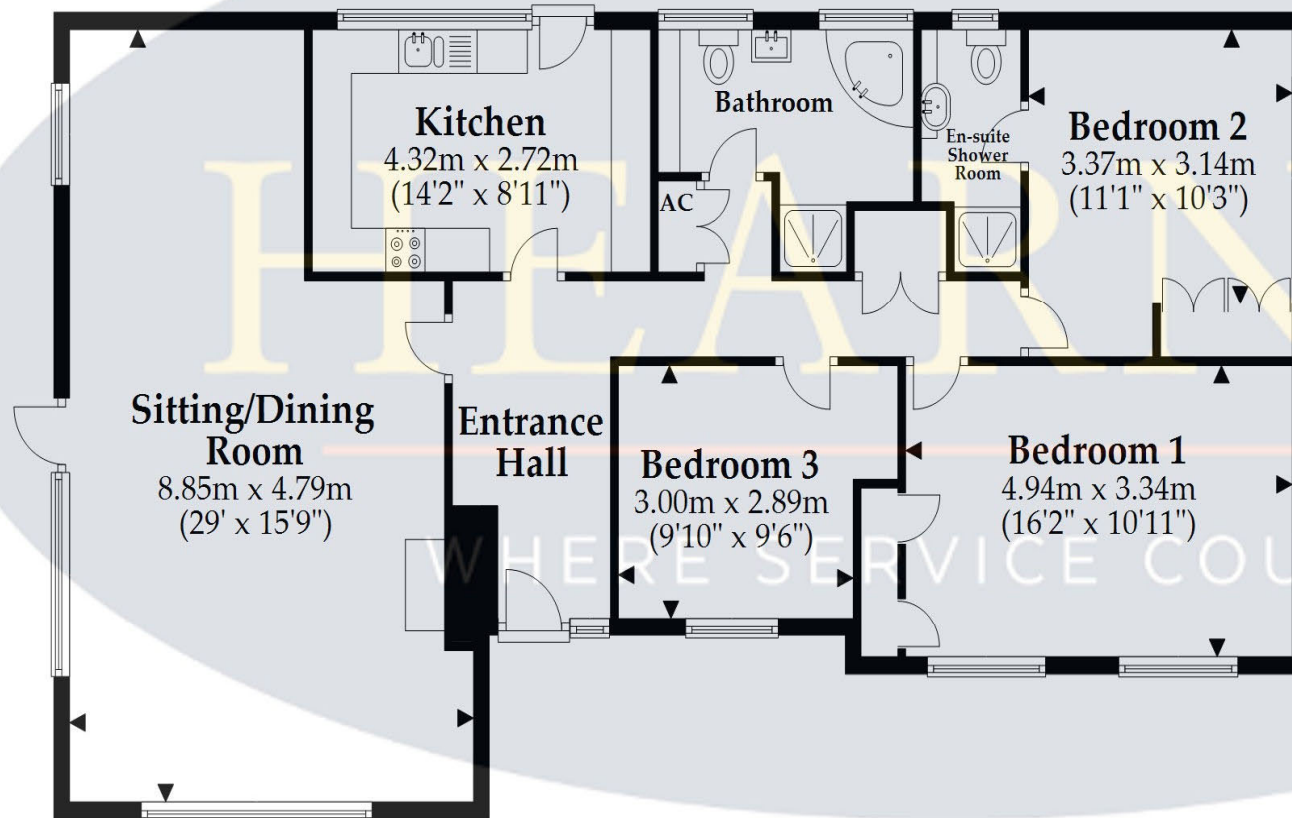


Outbuilding

Approx. 25.7 sq. metres (276.9 sq. feet)

Ground Floor

Approx. 118.4 sq. metres (1274.2 sq. feet)



**Note: Outbuildings
may not be
positioned correctly.**



Total area: approx. 144.1 sq. metres (1551.1 sq. feet)

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

