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St Leonards, Ringwood, Hampshire, BH24 2NA

FREEHOLD

This well-presented three bedroom detached bungalow is situated in a highly regarded CUL-DE-SAC within the village of St Leonards with NO ONWARD CHAIN. The property is situated on the borders of Hampshire and Dorset between Ringwood and Ferndown with local facilities including a recreation park, tennis court, bowls club, Doctor's surgery and garage with an M & S convenience store.

The property is within walking distance of Avon Heath Country Park and within a few minutes of the Castleman Trailway and Moors Valley Country Park providing many walking and cycling possibilities. The New forest is only minutes away by car, Bournemouth (12 miles), Southampton (16 miles) and Salisbury (18 miles), are easily accessible as are the beautiful beaches along the South coast.

The spacious accommodation of just over 1700 sq. feet is light and bright throughout and comprises of an enclosed porch opening into the entrance hall which has several large storage cupboards. A Worcester Bosch Combi boiler is housed in the large boarded loft. The generous triple aspect sitting/dining room is 'L' shaped and has a feature stone fireplace with inset gas fire and sliding doors opening onto paved patio area and rear garden. A glazed door from the sitting/dining room opens into the kitchen/breakfast room which provides a range of cream shaker style base and wall units, walnut effect worktops, stainless steel one and half basin sink unit, four ring Samsung electric hob, glass splashback and extractor over, Samsung integrated oven, built in dishwasher, space for a washing machine, upright fridge freezer and microwave, mosaic splashbacks, tiled flooring, external door opening onto the garden. A Monarch Water Scaleout System and filtered Drinking Water are installed

There are three double bedrooms with the dual aspect master being a particularly good size and benefitting from en-suite which has an enclosed corner shower cubicle, vanity unit with inset wash hand basin and concealed cistern WC, a large storage cupboard and partially tiled walls. Bedroom two overlooks the rear and together with bedroom three which benefits from fitted wardrobes are serviced by the bathroom which has a large enclosed walk in shower, panelled bath with shower attachment over, wall hung vanity unit with inset wash hand basin, low level WC and partially tiled walls.

The front of the bungalow is approached via a block paved driveway which provides off road parking and access to the detached double garage which has an electric up and over door, power, lighting and double doors opening onto the rear. The front garden is mainly laid to lawn with flower and shrub borders with the front boundary clearly defined by a brick wall. The south facing rear gardens are private and secluded and are also predominately laid to lawn with a vast array of trees, shrubs and flower borders, a feature patio adjoining the property, raised vegetable beds, a large storage shed and a cabin/studio.

Viewing is highly recommended to appreciate the outstanding presentation and delightful location.

COUNCIL TAX BAND: F

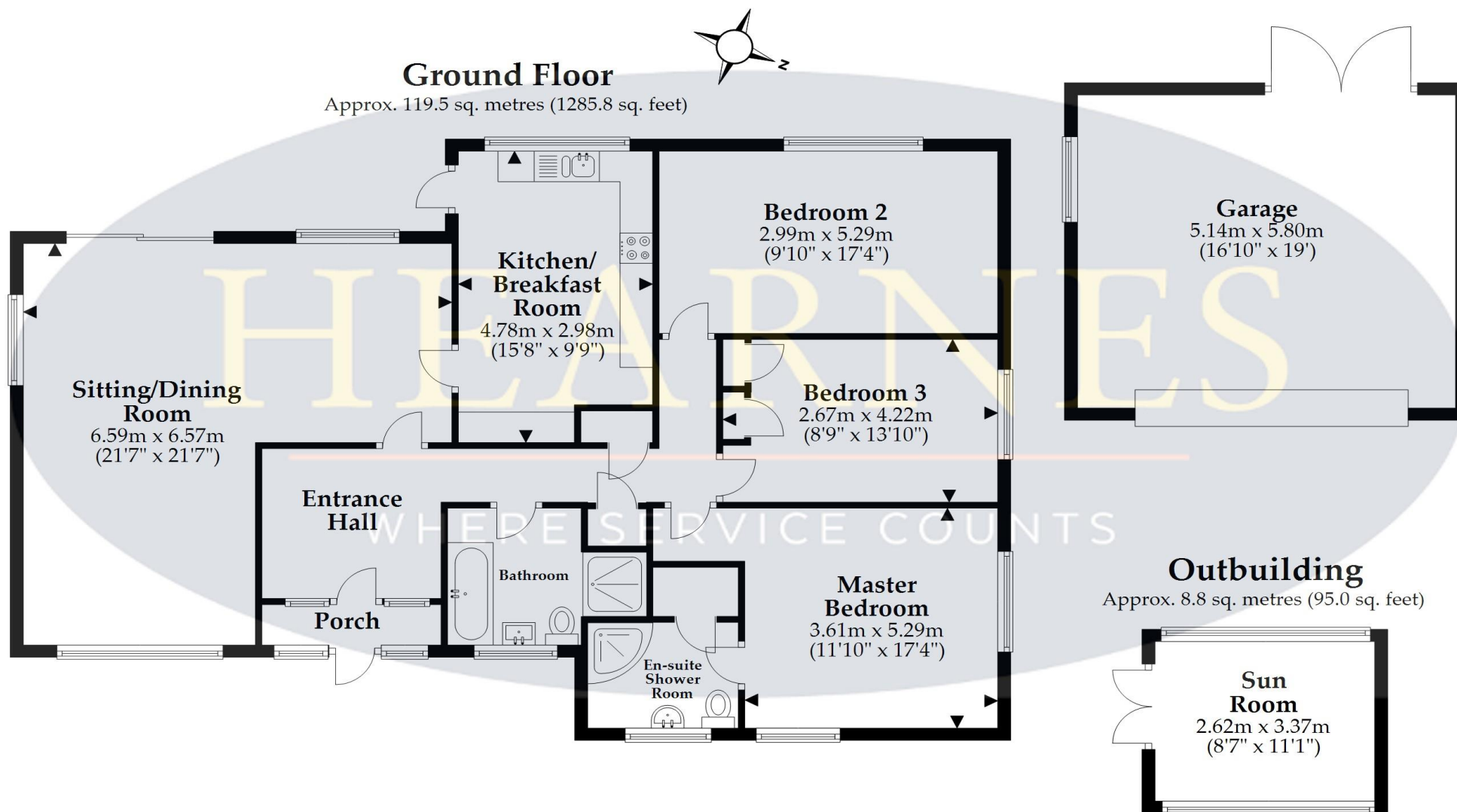
ENERGY PERFORMANCE RATING: C

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.





Outbuilding
Approx. 29.8 sq. metres (320.9 sq. feet)



Total area: approx. 158.1 sq. metres (1701.7 sq. feet)

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







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