



HEARNES
WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2QX

FREEHOLD

A very well presented three bedroom detached bungalow built for the current owner almost 40 years ago and situated in a small and private location within the sought after confines of St Leonards which is on the outskirts of Ringwood. Ringwood offers easy access to commuter routes which include the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. Nearby Ashley Heath also boasts some wonderful woodland areas with the renowned Moors Valley Country Park and the Castleman Trailway providing some excellent opportunities for those who enjoy outdoor pursuits

The spacious accommodation enjoys a good degree of natural lighting and comprises of an entrance hall which provides access to all rooms. The kitchen/breakfast room has a range of floor and wall mounted units, concealed breakfast bar, complimenting work surfaces, space and plumbing for oven and under unit fridge or freezer. A doorway leads through to the separate utility room which offers matching storage cupboards, sink and drainer unit, space and plumbing for laundry appliances and a personal door opening into the garden. The sitting room overlooks the front with a window allowing a good degree of natural lighting and lies open to the dining room which is also a generous room with plenty of room to dine formally and double doors opening into the conservatory. The conservatory is a particularly generous room with a radiator allowing all year round use, views across the garden on all aspects and double doors opening straight onto the patio.

There are three double bedrooms, with bedroom three having a wall bed allowing use for an occasional bedroom/study if needed. All bedrooms are serviced by the family bathroom with step in bath and a separate shower room also with WC.

This property has its own extensive driveway with ample parking and turning which leads to the attached double garage with electric up and over door. The front garden is laid to block paving with grass borders and mature hedging and shrubs giving a grand approach to the property. There is access to either side of the bungalow leading to the rear garden which is very private and enclosed by mature hedging with a large lawn area. The gardens are landscaped with a selection of herbaceous perennials, mature shrubs and trees, inset feature pond and patio with a large brick built workshop/store and greenhouse to the side.

COUNCIL TAX BAND: E

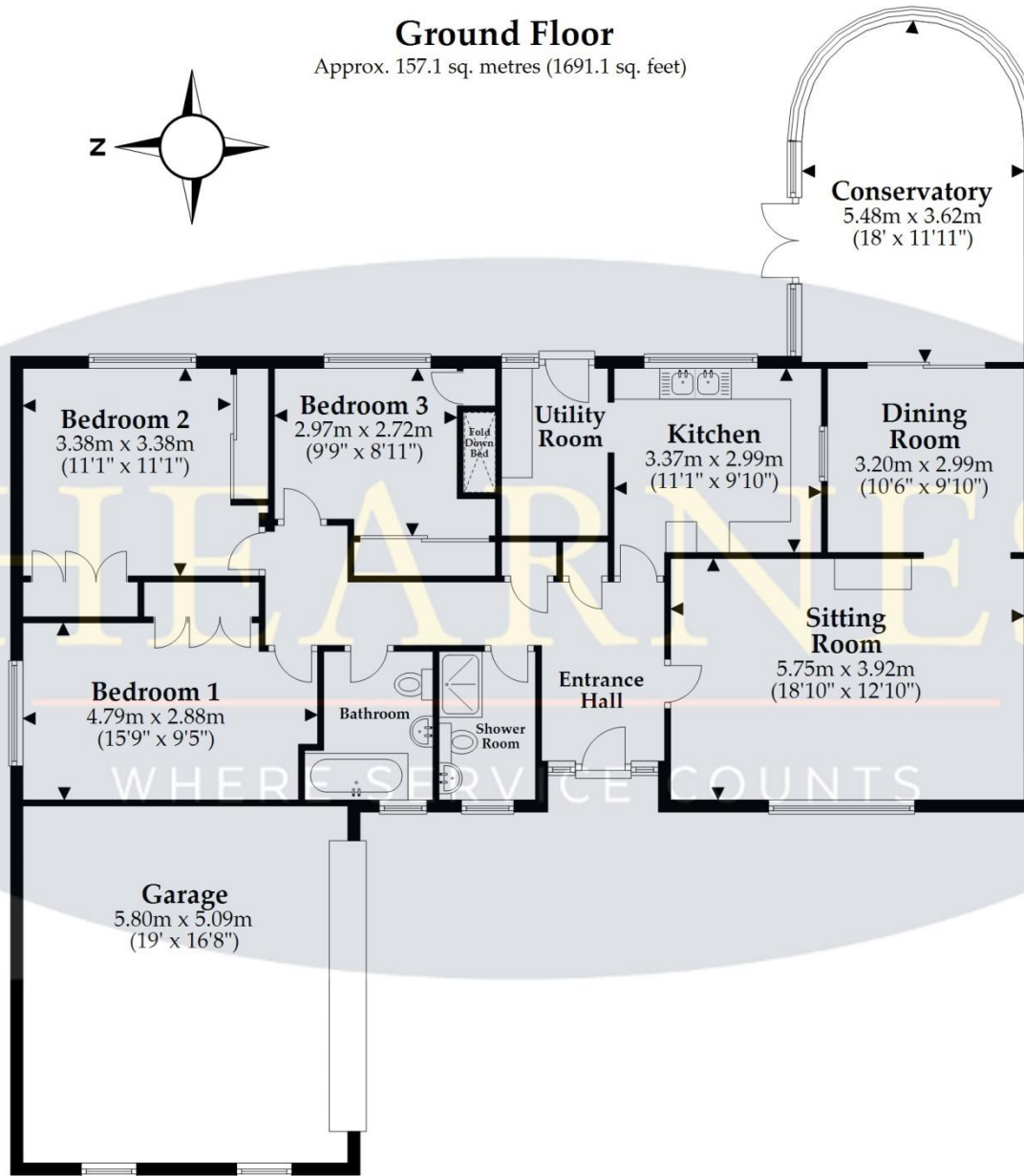
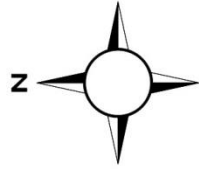
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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. 157.1 sq. metres (1691.1 sq. feet)



Total area: approx. 157.1 sq. metres (1691.1 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

