



HEARNES

WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2LP

FREEHOLD

This spacious four bedroom detached bungalow is situated on a sizeable plot approaching quarter of an acre within a sought after residential area on the edge of Ringwood. The property offers spacious accommodation, having been extended significantly many years ago and still offers an enormous amount of potential to extend/convert the roof space (subject to any planning required).

Entering the property there is a large entrance hallway with Amtico Parquet style flooring access to three bedrooms and the living room, with an open way to the snug/dining room. The living room is a spacious room with feature brick fireplace encasing a wood burning stove providing a welcoming focal point. There is also access to the conservatory which is of double glazed construction with a tiled floor and access to the garden. The entrance hallway extends into a snug/dining hall with a fireplace and aspect to the front. Here there is also access to an inner lobby providing doors to the kitchen, family bathroom and fourth bedroom/study. The kitchen is fitted with a good range of floor and wall mounted units with complimenting worktops and window and door into a garden room. This provides useful utility space with a small area of worktop and power/plumbing for washing machine etc. The family bathroom services all bedrooms and is a spacious room with a modern suite including a Jacuzzi style bath with shower attachment over and underfloor heating.

Outside the property is accessed from the road via a generous driveway with ample parking for many cars, well enclosed by hedging and leading to the front door as well as the double garage. The double garage has an electronic up and over door, power and light as well as a double glazed window and door into the garden. The far end of the garage is currently fitted out as a useful workshop area, ideal for tools etc. The rear garden can be accessed from a gate at the side of the property and is very well enclosed and private. A large area of patio extends across the rear and to one side to make the most of the sunny aspect. The remainder is laid to lawn with flower and shrub borders as well as a timber outbuilding and small greenhouse.

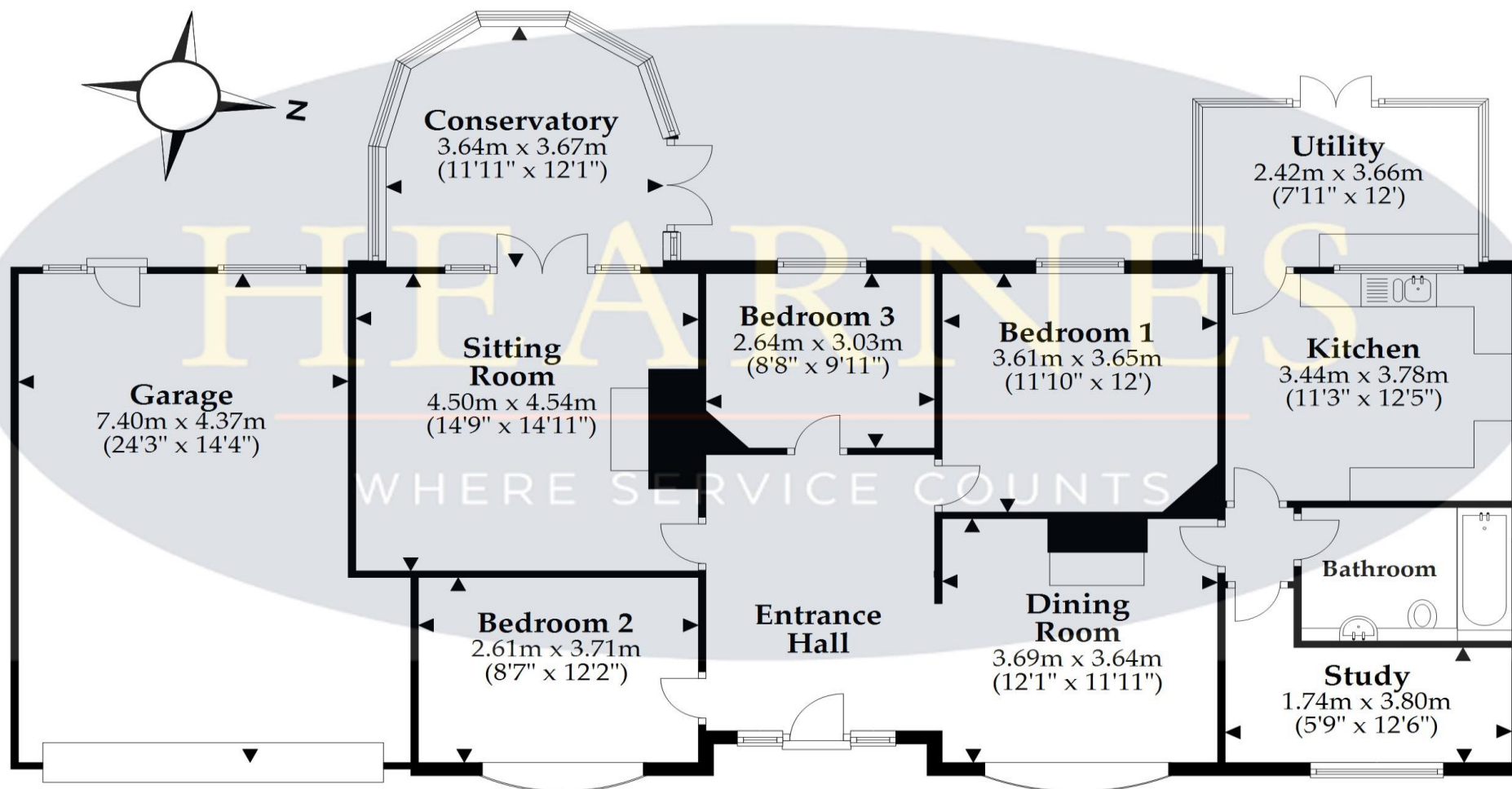
COUNCIL TAX BAND: E
ENERGY PERFORMANCE RATING: D

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.



Ground Floor

Approx. 167.2 sq. metres (1799.2 sq. feet)



Total area: approx. 167.2 sq. metres (1799.2 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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