



HEARNES

WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2SE

FREEHOLD

Situated in a mature private plot measuring just under one acre this detached bungalow is presented in good condition yet offers a tremendous amount of potential to modernise, extend or possibly replace/ develop (subject to any consents required). Being offered for sale for the first time in approximately 36 years this is an exciting opportunity to create a wonderful home in a particularly generous plot.

The property sits to the left of its garden plot with two vehicle access points. The driveway currently extends through the garden leading to a substantial detached garage complex, incorporating a double and single garage with up and over doors and workshop/ store with separate personal doors, power and lighting.

The front garden, once a thriving orchard has a few inset fruit trees, bounded by mature hedging and access to the road. The rear garden shows glimpses of what used to be with an entertaining area and swimming pool, all with great potential to improve.

The property currently offers two bedrooms, with potential to create three. The living/dining room is a generous 'L' shaped room with a double aspect and patio doors into the garden. The kitchen has a range of wall and floor mounted units and complimenting worktops also overlooking the rear garden. A dining room is characterful and offers ample room to dine formally also with doors into the garden.

There are two double bedrooms with bedroom one benefitting from an en-suite bathroom and a dressing room. Bedroom two is serviced by the family bathroom and a separate cloakroom/wc.

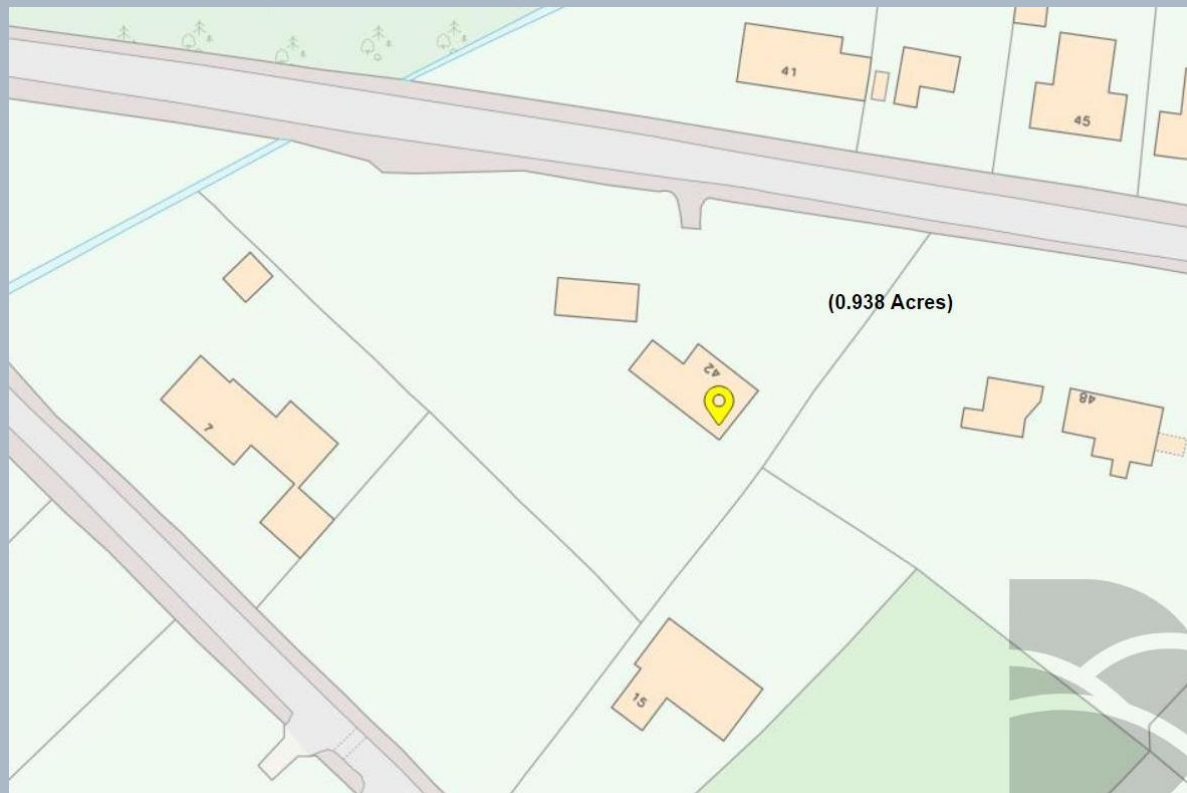
Internal inspection is strongly advised to fully appreciate the potential on offer.

AGENTS NOTE: the property is situated within a designated green belt zone.

COUNCIL TAX BAND: F

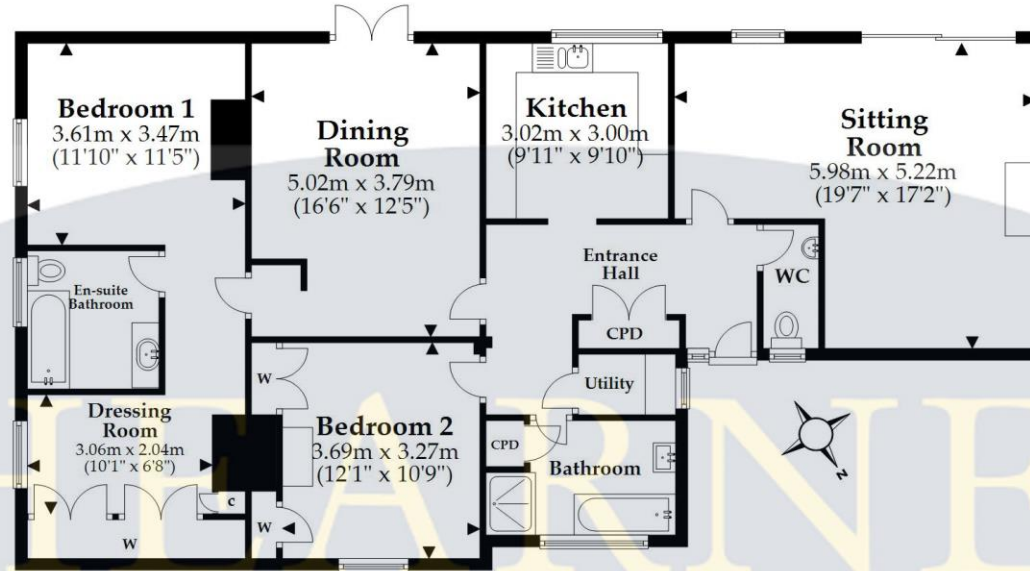
ENERGY PERFORMANCE RATING: the

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.



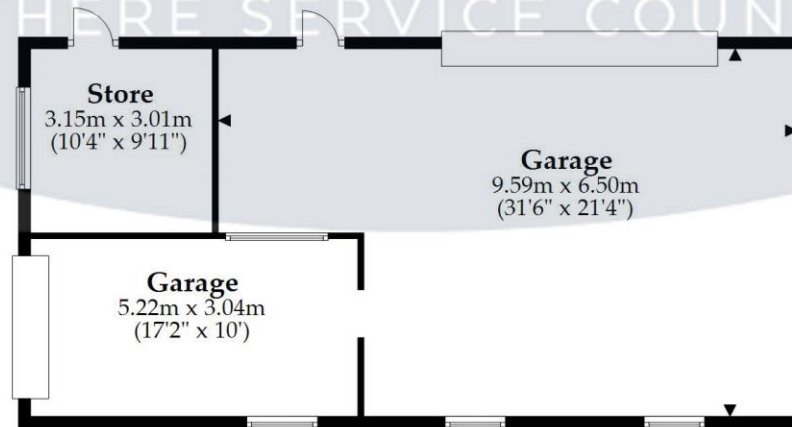
Ground Floor

Approx. 124.3 sq. metres (1337.6 sq. feet)



Outbuilding

Approx. 81.3 sq. metres (875.0 sq. feet)



Total area: approx. 205.6 sq. metres (2212.5 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

