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# St Leonards, Ringwood, Hampshire, BH24 2QL

## FREEHOLD

An immaculate three bedroom detached bungalow situated on a generous plot of over 0.3 of an acre and offering approximately 1900 square feet of accommodation. The property has been tastefully improved by the current owners. The property is situated within a popular residential location with good commuter links to Bournemouth, Southampton, The New Forest and the market town of Ringwood, also within a short drive from Moors Valley Country Park with fabulous walks and a golf course.

The property is entered through a large entrance hallway with a vaulted ceiling and roof lights which is particularly versatile and therefore could be utilized as a study or boot room, although the current owners use it as a garden room. Access to the workshop and double garage which has an up and over door and power and lighting is off the entrance hall.

The spacious sitting room has an open fire with stone surround and boasts a wonderfully large window which overlooks the private front garden. Doors from both the sitting room and the hallway take you through to the kitchen breakfast room which has been recently refitted and therefore benefits from plenty of worktop space, wall and base units, a double size range cooker, ceramic one and a half bowl sink and drainer, space for a dishwasher and a fridge freezer. A separate utility room provides space and plumbing for laundry appliances and a sink unit.

Three bedrooms, two of which are serviced from the family bathroom which comprises a bath, sink and WC with partly tiled walls and tiled flooring. The master benefits from fitted wardrobes and a spacious en-suite with separate shower cubicle, bath, wash hand basin with vanity unit, WC and a bidet.

The property is approached via a long gravel driveway that takes you up to the double garage. The front garden is laid to lawn and fully enclosed by close board fencing. Wooden gates on both sides of the property provide access to the rear garden which is also laid to lawn and fully enclosed by close board fencing and benefits from a large patio off the rear of the property and a garden shed.

*Viewing is highly recommended to appreciate the size of this immaculate bungalow being situated on a generous plot within a popular area.*

**COUNCIL TAX BAND: F**

**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.



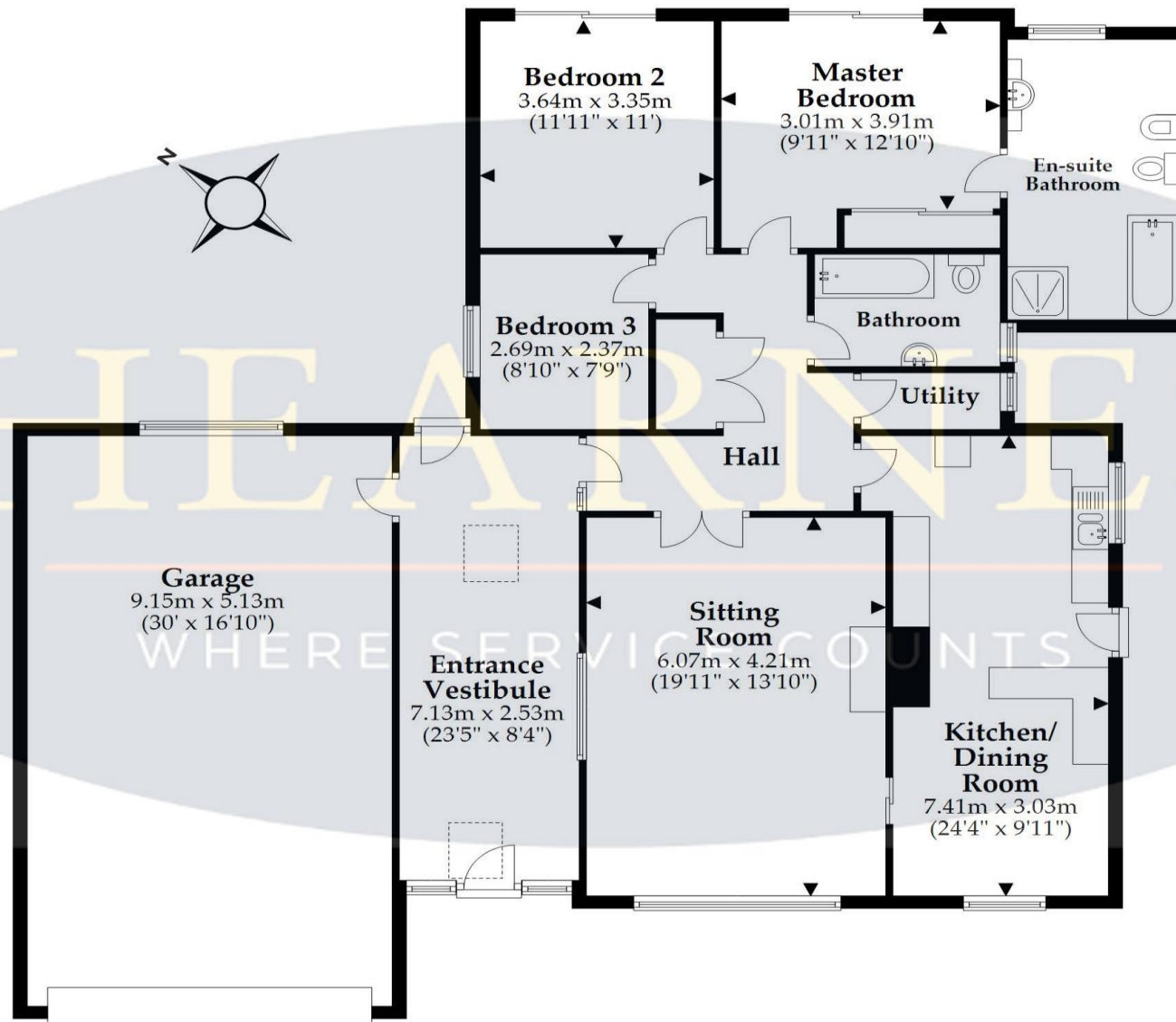






## Ground Floor

Approx. 180.3 sq. metres (1941.2 sq. feet)



Total area: approx. 180.3 sq. metres (1941.2 sq. feet)

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











Street Scene



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52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: [ringwood@hearnes.com](mailto:ringwood@hearnes.com)

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