



HEARNES
WHERE SERVICE COUNTS

St Leonards, Ringwood Hampshire, BH24 2SF

FREEHOLD

A beautiful private semi-rural position, extensive parking/garaging and no forward chain, are just a few features of this delightful, flexible and spacious family home. Sitting on a stunning plot of approximately 0.66 of an acre (split equally between paddock and plot), this charming home offers incredibly flexible accommodation, perfect for a large family, someone requiring a separate self-contained annexe/additional income or needing to work from home.

Currently the main accommodation comprises three double bedrooms, including a master bedroom with private en-suite shower, a family bathroom and a lovely large, vaulted kitchen/dining/living space with adjoining conservatory and feature fire/stove. In addition to the main accommodation is a self-contained one bedroom annexe with its own private patio, front and rear door. Whilst currently completely separate, it would be very easy to incorporate this space back into the main house.

Set within the fenced and well maintained formal gardens is a covered seating area/ pergola (accessed off the kitchen area), a sandstone paved terrace in addition to a large and very useful outbuilding. This has a multitude of uses but is currently laid out as a tandem length garage/workshop, garden/sunroom, gym/office and carport. Whilst the gardens extend to approximately 0.33 acres, running straight of the bottom of the garden is a level, fenced paddock, also approximately 0.33 acres. To the front is a gravelled carriage driveway, front door to the annexe and additional side doors to both the annexe and bungalow. The driveway then extends down the side of the property to the outbuilding/garage complex.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE RATING: E

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.





This Floor Plan is for guidance only and is NOT to SCALE
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