



HEARNES

WHERE SERVICE COUNTS



# St Leonards, Ringwood, Hampshire, BH24 2QS

## FREEHOLD

A simply stunning private and mature plot of 0.4 of an acre, plenty of parking and a large garage, are just a few features of this charming detached bungalow that whilst impeccably presented, offers fantastic potential to improve/extend.

The property sits to the front of its beautiful established plot with a secluded rear garden that is split into three defined areas: a lovely informal garden adjoining the property with ornamental pond and stocked flower and shrub borders, leading to an orchard area with greenhouse and timber summerhouse and finally onto an area of private woodland.

The property comprises two generous double bedrooms served by a family bathroom and separate wc, a well fitted kitchen/breakfast room with built-in oven and hob, a large utility room and a lovely bright and spacious sitting room with fireplace and adjoining garden room. The garden room offers just wonderful peaceful views.

The property further benefits from gas central heating and double glazing.

The front provides off road parking and leads to a large attached garage.

**COUNCIL TAX BAND: E**

**ENERGY PERFORMANCE RATING: tbc**

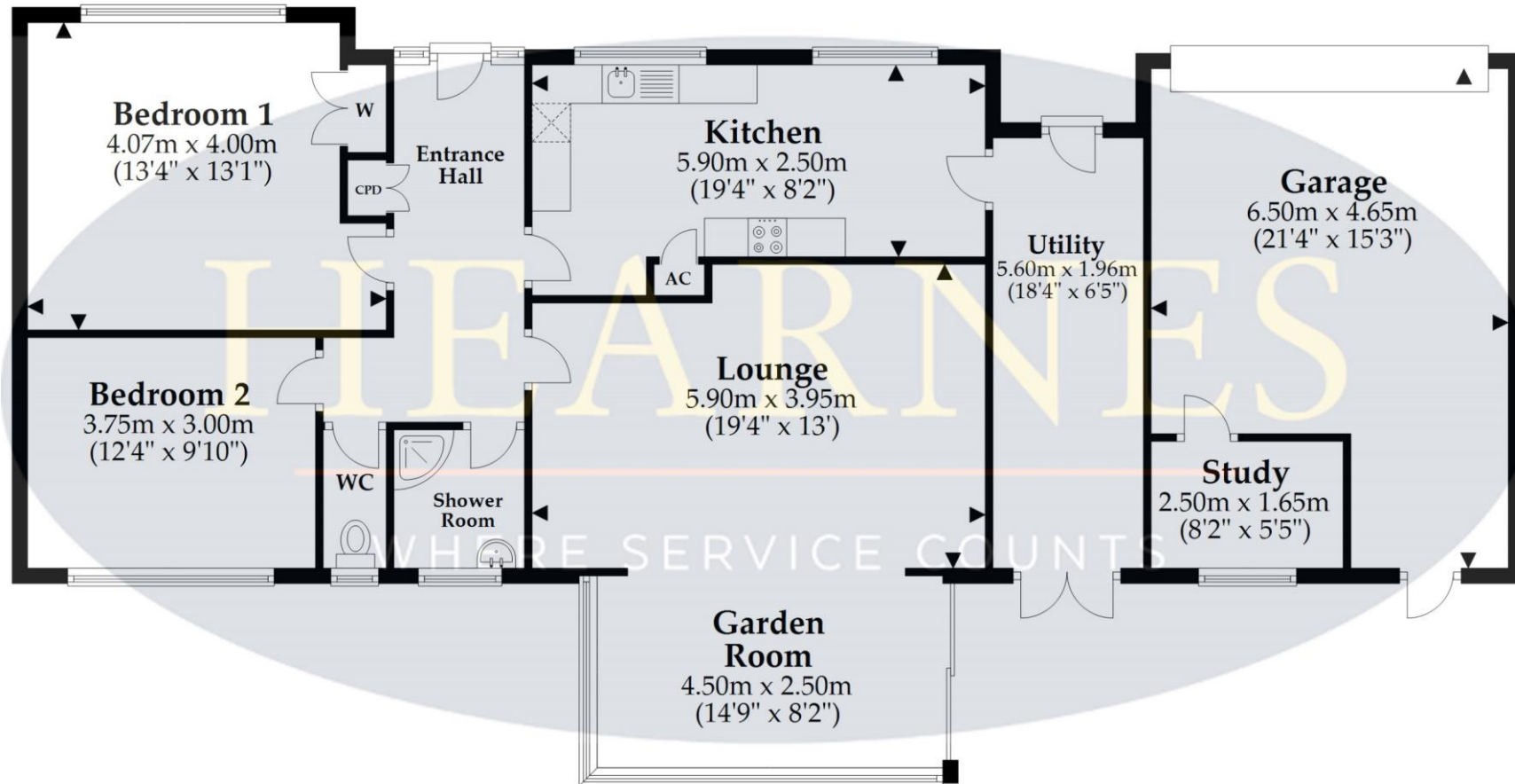
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 137.9 sq. metres (1484.7 sq. feet)



Total area: approx. 137.9 sq. metres (1484.7 sq. feet)

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





