



HEARNES
WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2QF

FREEHOLD

A gorgeous mature and private plot approximately 0.33 of an acre, plenty of parking and a garage, are just a few features of this impeccably maintained and presented detached bungalow.

This delightful property, has been recently updated throughout and still holds fantastic potential to improve, and has approved planning permission (East Dorset District Council 3/19/1300/HOU) for two first floor bedrooms with front and rear dormers, single storey rear infill extension and changes to the fenestration (see artist impression), creating what would be a truly incredible home.

All three bedrooms are very well-proportioned, the primary bedroom having a private en-suite shower room, whilst the remaining rooms share a crisp clean bathroom.

The kitchen has been well designed to make the best use of the space on offer with built-in appliances and an attached utility area.

Positioned at the rear and enjoying views down the beautifully maintained gardens is a lovely large sitting room with dining area, that opens into a large centrally heated conservatory.

Adjoining the rear of property is an impressive natural sandstone terrace, perfect for outdoor entertainment. This leads to a very large area of well-tended lawn, edged by mature flower and shrub borders and randomly planted trees. There is a very useful brick-built workshop, timber summer house and greenhouse.

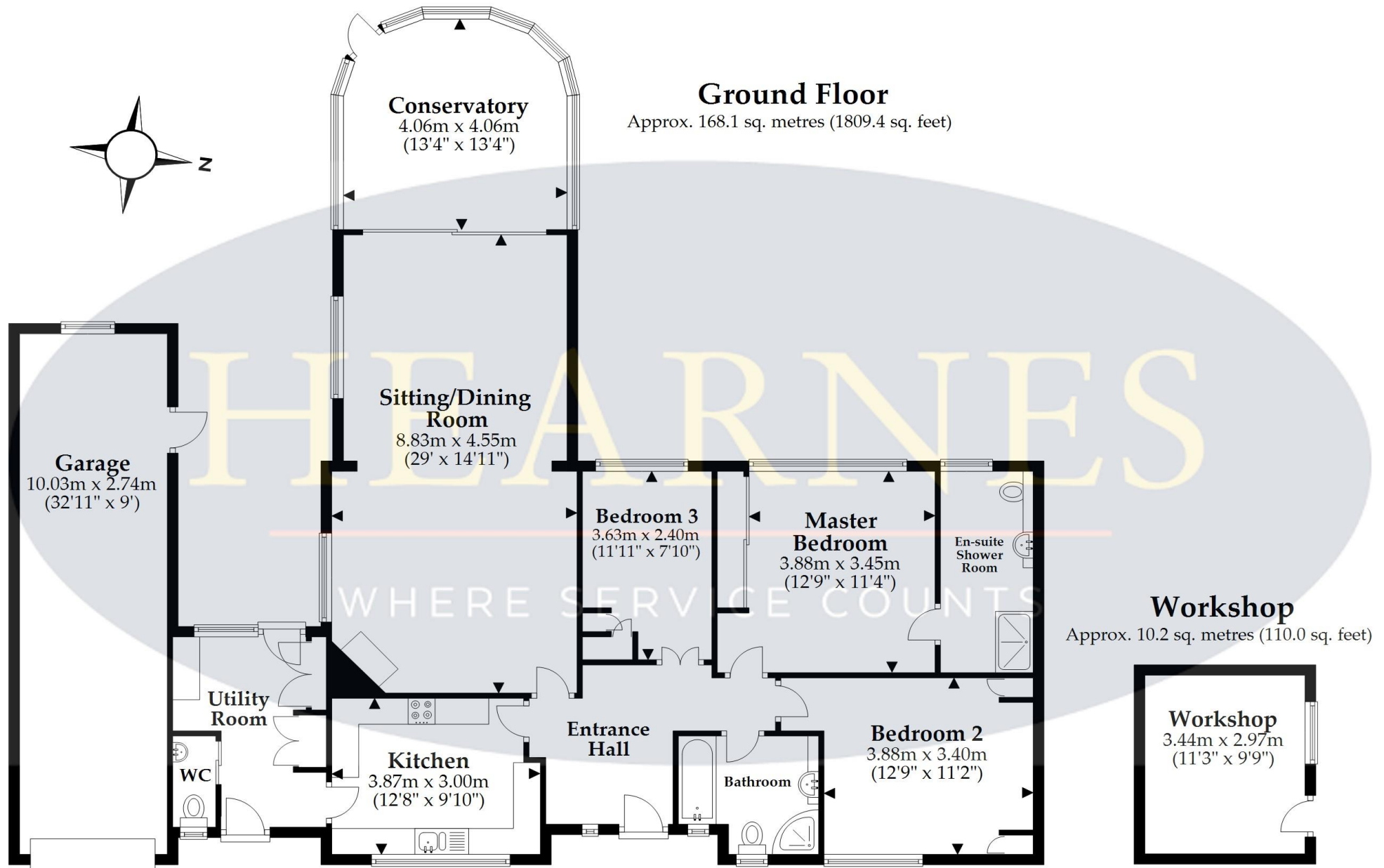
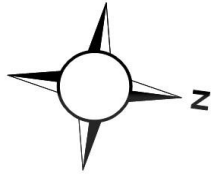
To the front provides parking for numerous vehicles and leads to the attached garage which has power and light.

COUNCIL TAX BAND: F Dorset (east Dorset)
ENERGY PERFORMANCE RATING: D


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.

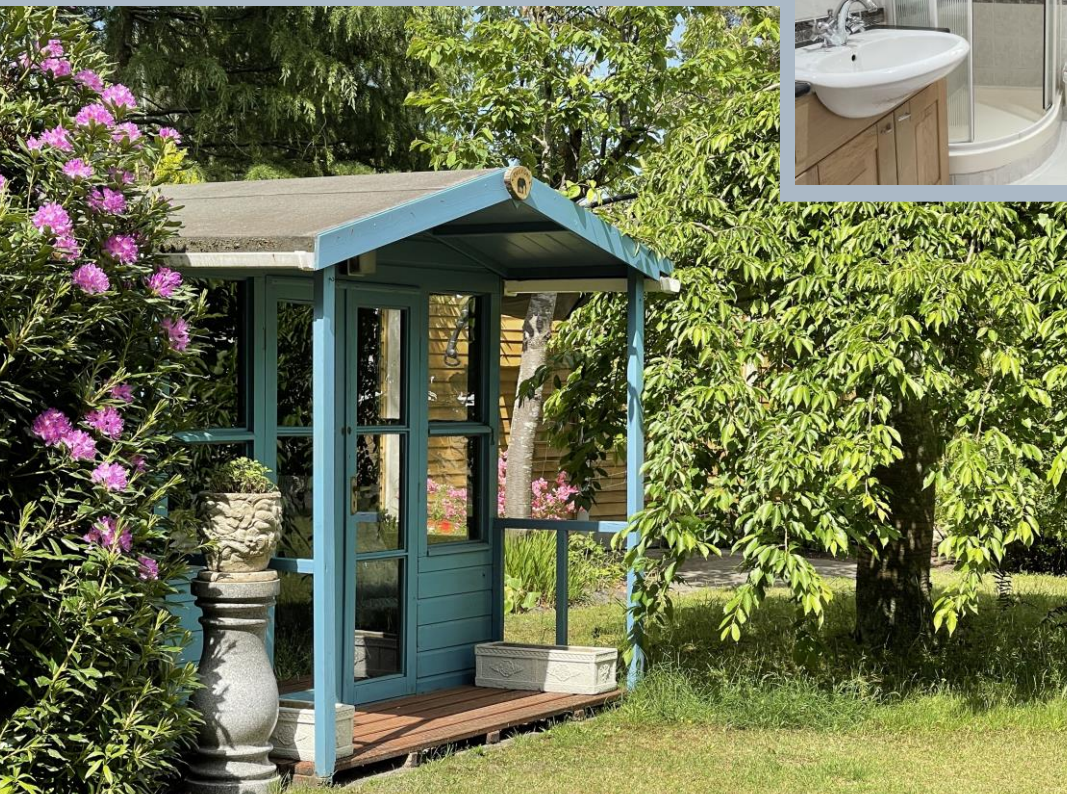






Total area: approx. 178.3 sq. metres (1919.4 sq. feet)

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





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