



**HEARNES**  
WHERE SERVICE COUNTS



# St Ives, Ringwood, Hampshire, BH24 2LQ

## FREEHOLD

A lovely private and mature plot of approximately 0.25 acres, a sunny southerly aspect and extensive parking, are just a few features of this delightful, detached chalet home that offers both spacious and flexible accommodation, perfect for anyone who has an annexe requirement.

This well-presented home sits centrally within its private, sheltered plot and offers excellent potential for anyone who wants to create further accommodation as there is a large unused loft space (subject to the relevant consents).

There are four double bedrooms located on the ground floor, serviced by a family bathroom, whilst the master bedroom suite (5th bedroom) can be found on the first floor with its own private en-suite shower room. From the first floor landing is a hallway with extensive wardrobes and cupboards that leads to a door to remaining loft space.

The remainder of the ground floor comprises a comprehensively fitted and well-planned kitchen with adjoining dining room, a very useful utility room and cosy sitting room.

This delightful home further benefits from gas central heating and double glazing.

The gardens to the rear are mainly laid to lawn with established trees, shrubs and hedging. There is a paved seating area, ideal for alfresco dining and a really useful timber store/shed. To the front is an extensive gravelled area providing plenty of parking and turning which in turn leads to the double garage and entrance porch.

**COUNCIL TAX BAND: F Dorset (east Dorset)**

**ENERGY PERFORMANCE RATING: tbc**

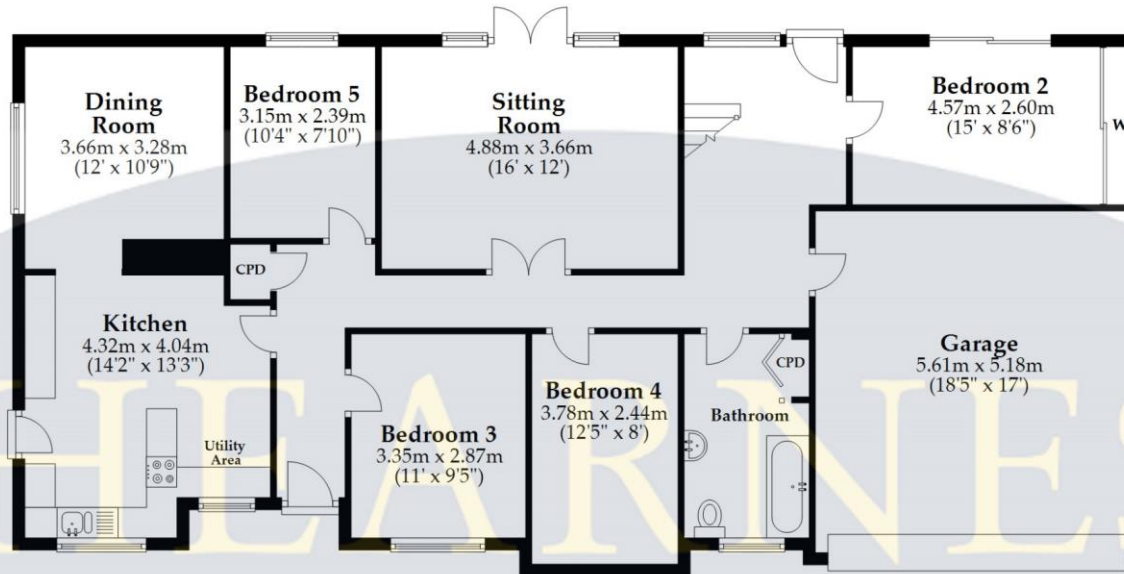
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

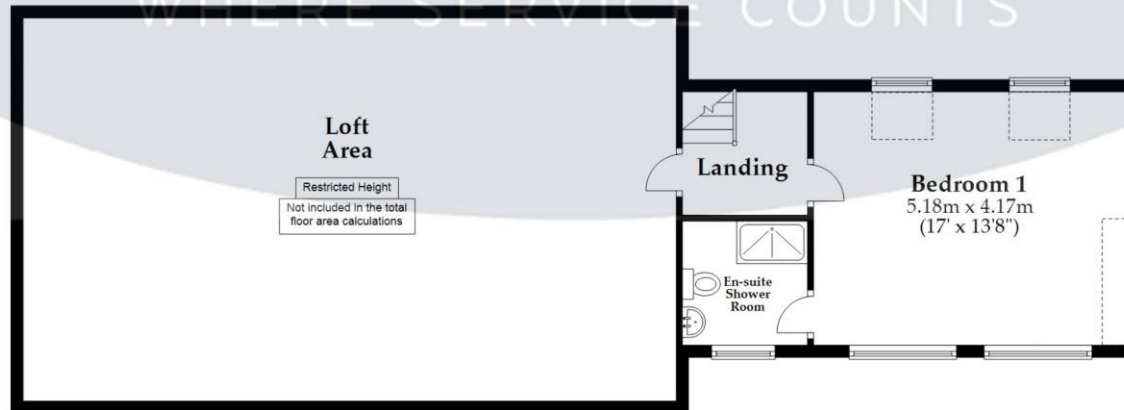
### Ground Floor

Approx. 147.3 sq. metres (1585.2 sq. feet)



### First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 177.8 sq. metres (1914.2 sq. feet)

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



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