



**HEARNES**  
WHERE SERVICE COUNTS

# Mockbeggar, Hampshire, BH24 3NJ

## FREEHOLD

**A rare opportunity to purchase a chalet country bungalow within Mockbeggar which is a small New Forest village in the northern periphery of the New Forest National Park. The property enjoys direct forest access at the end of New Road, just a few yards from the property to its acres of open heath and countryside, ideal for outdoor pursuits.**

The entrance hallway provides access to all principal rooms together with stairs to the first floor. To the front of the property are two sizeable bedrooms and a nearby bathroom services these rooms. The kitchen and living rooms face the rear and side of the property. The kitchen being fitted with a good range of country style units, complimenting worktops and splashback tiling and room for appliances. From the kitchen is a double glazed utility / rear lobby which is ideal for additional laundry appliances and as a boot room with access into the garden. The living room is a spacious 'L' shaped room with double glazed patio doors into the garden and there is ample room for a dining table and chairs, creating a more informal dining area.

The first floor has been converted to provide a master suite overlooking the gardens with a lovely countryside view. Here there is a generous bedroom and recently updated shower room.

The gardens are a generous in size being just under approximately a quarter of an acre in total. The front has an area of lawn enclosed by hedging and leading to the front door. A block paved driveway leads down the side of the bungalow to the detached single garage with car port to the side, to the rear of the garage is also a workshop area.

The rear gardens are also well enclosed by hedging and afford a good degree of privacy, inset mature trees and shrubs add interest and there is a substantial garden shed/store.

***Internal inspection is strongly advised to fully appreciate the location and accommodation on offer.***

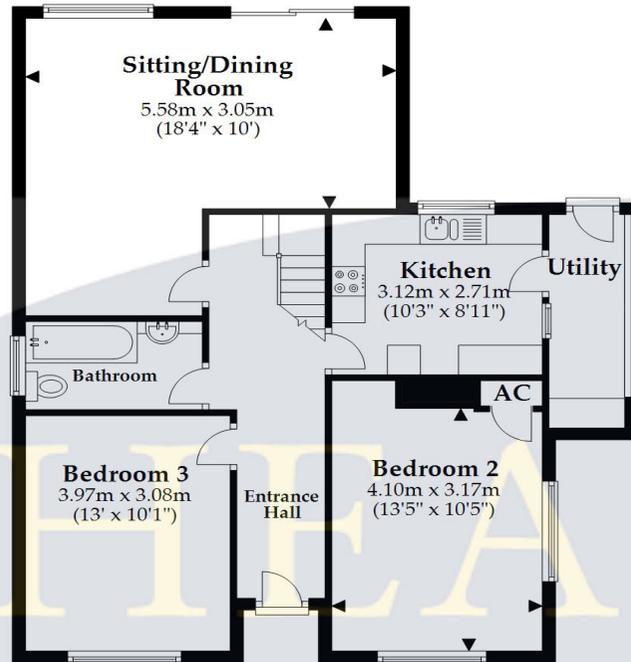
**COUNCIL TAX BAND: D ENERGY PERFORMANCE RATING: E**

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 and do not form part of the contract.



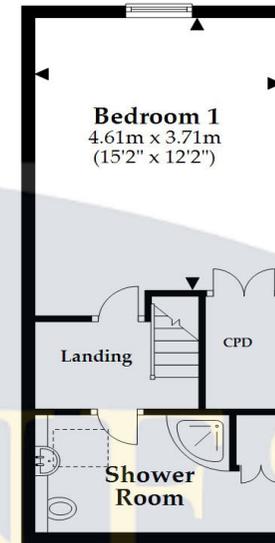
## Ground Floor

Approx. 78.8 sq. metres (848.7 sq. feet)



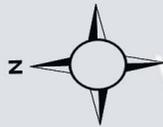
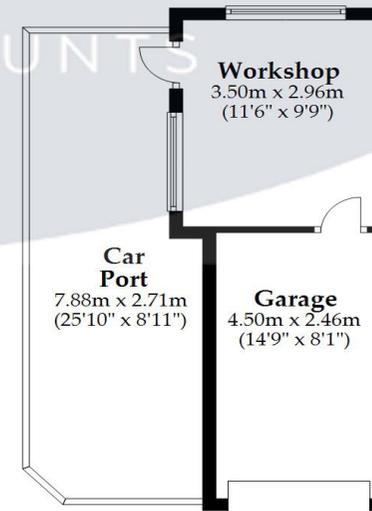
## First Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



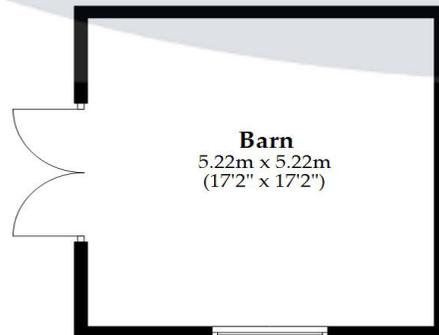
## Garage

Approx. 21.7 sq. metres (233.3 sq. feet)



## Barn

Approx. 27.2 sq. metres (293.3 sq. feet)



Total area: approx. 160.1 sq. metres (1723.5 sq. feet)

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



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