



HEARNES
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Hangarsley, Ringwood, Hampshire, BH24 3JP

FREEHOLD

A three bedroom detached bungalow beautifully positioned in Hangarsley on a sizeable plot of approximately half an acre and in need of modernisation. The property lends itself to extension/refurbishment (subject to any consent required) and is offered with no onward chain.

Situated on the edge of Ringwood and close to the open New Forest this single storey home enjoys a wonderful prominent semi-rural location. The bungalow is set within approximately half an acre and offers an ideal opportunity to refurbish and create a superb property in a fabulous location. Brought to the market for the first time since being built by the owner's family, Hearnese feel privileged to be promoting this great opportunity with viewing highly recommended.

The accommodation comprises of three bedrooms, bathroom and separate wc, large living/dining room with a bespoke brick fireplace inset with a wood burner and views across the gardens, kitchen/breakfast room to the front, utility room, cloakroom/boiler room. The majority being double glazed and a side car port and garden storage.

The front offers ample parking leading to the car port and extends along the side with views across paddock land. The rear gardens are mostly lawn with a mixture of mature and established hedging and trees. A good level plot which is would be ideal for keen gardeners to enjoy.

The property is just moments from some of the areas often requested infant and senior schools with Poulner Junior School recently being rated as 'Good' by Ofsted, making this also an ideal location for families.

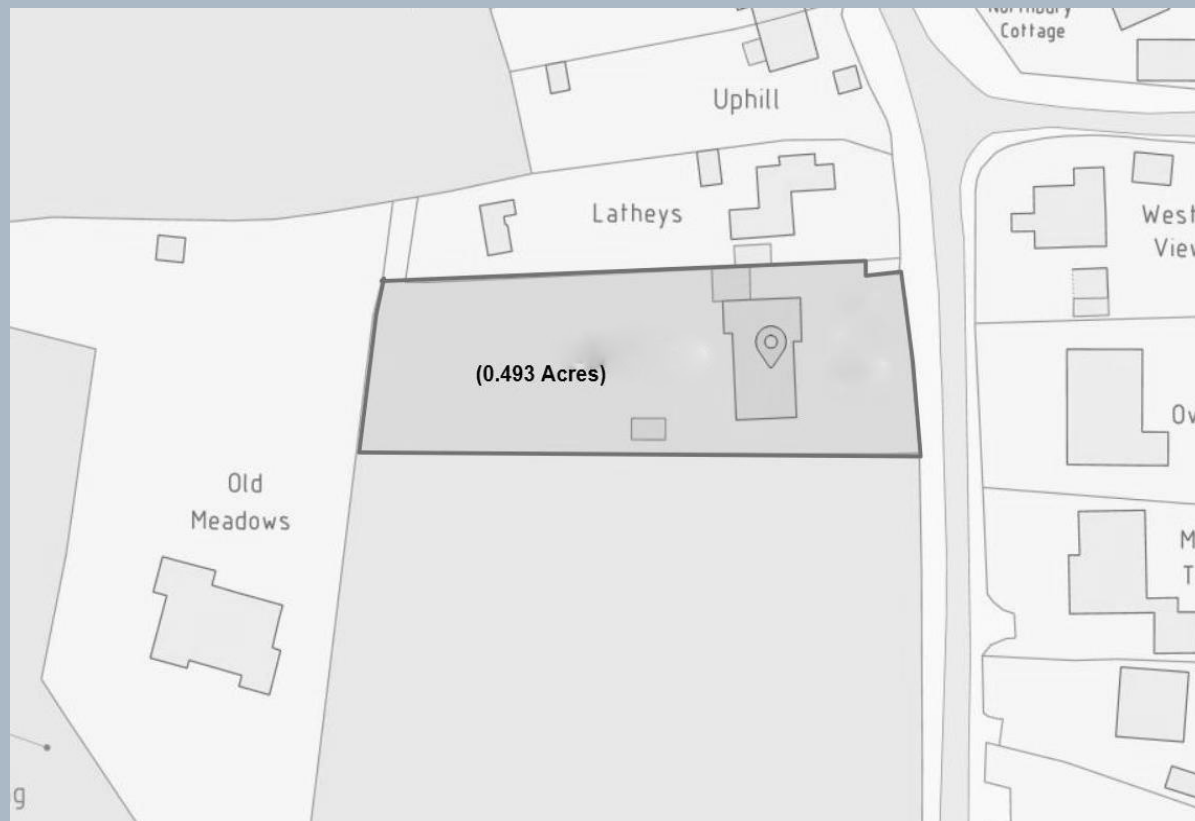
Hangarsley is located on the edge of the market town of Ringwood which offers excellent shopping and recreational facilities whilst the commuter is well catered for with direct access onto the A31 providing direct links to the larger coastal towns of Christchurch and Bournemouth (Via the A338) Southampton and Salisbury accessible via the M27. There are international airports and train stations at Bournemouth and Southampton and the M27 and M3 make it easy to connect to other parts of the country.

AGENTS NOTE: There is a right of access to the adjacent paddock along the front boundary which is owned by the property and is concealed from the bungalow by a high hedge.

COUNCIL TAX BAND: E

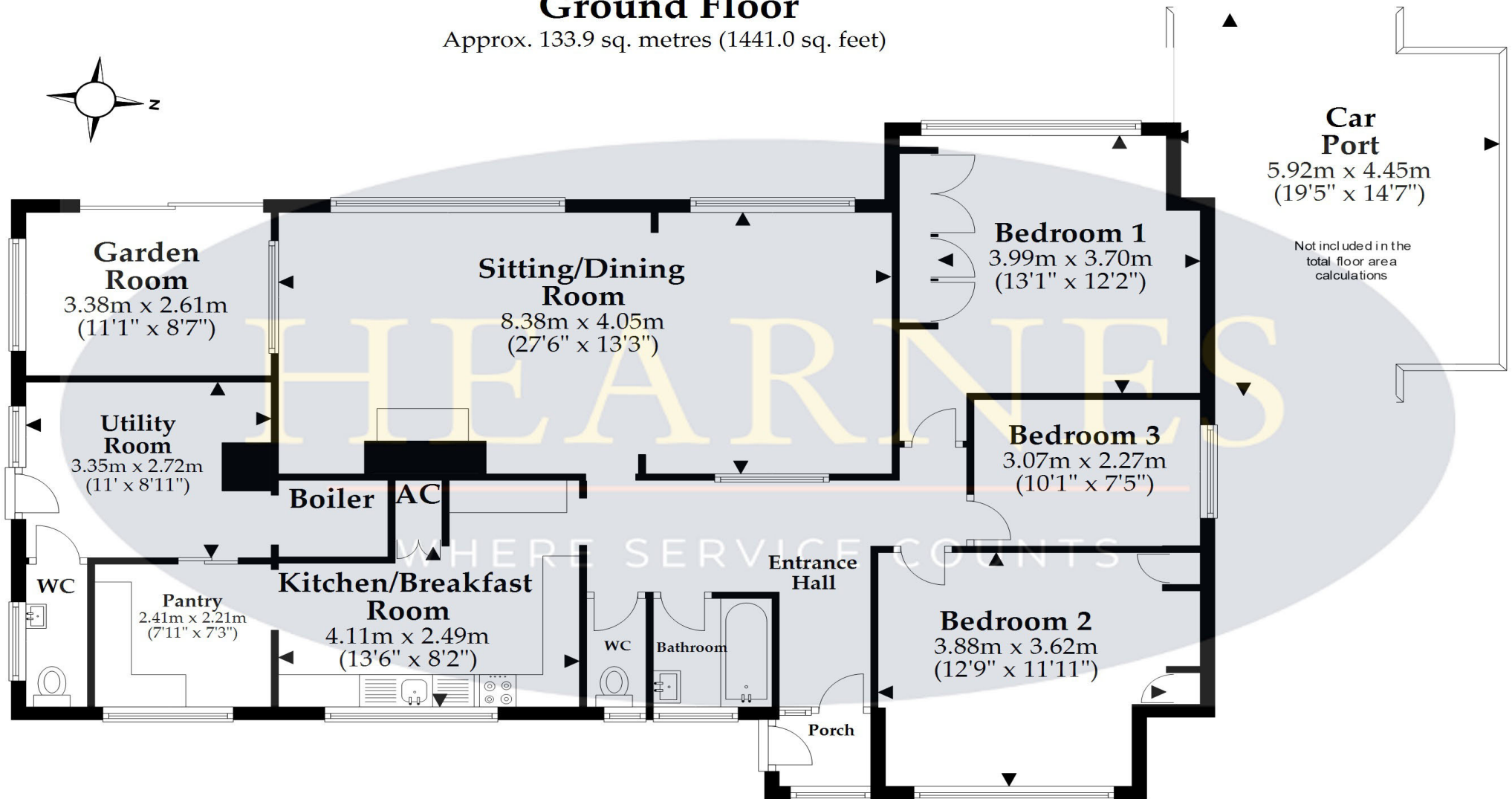
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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. 133.9 sq. metres (1441.0 sq. feet)



Total area: approx. 133.9 sq. metres (1441.0 sq. feet)

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



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