



**HEARNES**  
WHERE SERVICE COUNTS



# Mockbeggar, Ringwood, Hampshire, BH24 3NR

## FREEHOLD

A three double bedroom detached bungalow situated in a pleasant cul-de-sac within the hamlet of Mockbeggar and the New Forest National Park, backing onto open farmland.

The property has recently been re-configured to utilise all of the accommodation in line with modern day living. There are three generous double bedrooms, a well arranged family bathroom and a separate shower room accessed from the utility room. The reception accommodation is all located to the rear of the property and the kitchen has been opened out to allow a generous open plan room, with ample space to dine both formally and informally. There is a modern arrangement of soft grey high gloss units, solid wood work surfaces, wood effect flooring and a breakfast bar area. Adjacent is a well-equipped utility/ boot room with space for laundry appliances and access to the shower room. The living room flows perfectly from the kitchen and has a feature fireplace with inset wood burner giving a welcoming focal point.

Outside the property is approached via a good size driveway to the side offering ample off road parking and leads to the single garage and gated access leading to the rear of the property. Also to the front of the property is a secondary driveway ideal for additional parking of a trailer or similar.

The rear of the property is a good size being particularly wide with garden shed and mostly laid to lawn. Well enclosed by panelled fencing and affording a high degree of privacy with farmland beyond.

**Situation:** The hamlet of Mockbeggar on the northern periphery of the New Forest National Park within close proximity to Blashford Lakes and Spinnaker Sailing Club, as well as being just a few minutes' walk from the peace and tranquility of Gorley and Rockford Common where ponies, deer, pigs and cattle graze freely. The market town of Ringwood with its excellent educational, shopping and recreational facilities is a short drive away whilst the more major towns of Poole and Bournemouth can be accessed via the A31/A338, whilst Southampton, Winchester and London can be accessed via the A31/M27/M3. It is also worth noting that the property lies within the Ringwood Academy School Catchment, a school in great demand locally.

**Agents Note:** This property benefits from Fibre being connected, downloading at approximately over 50 MB/S on a regular basis.

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: D**

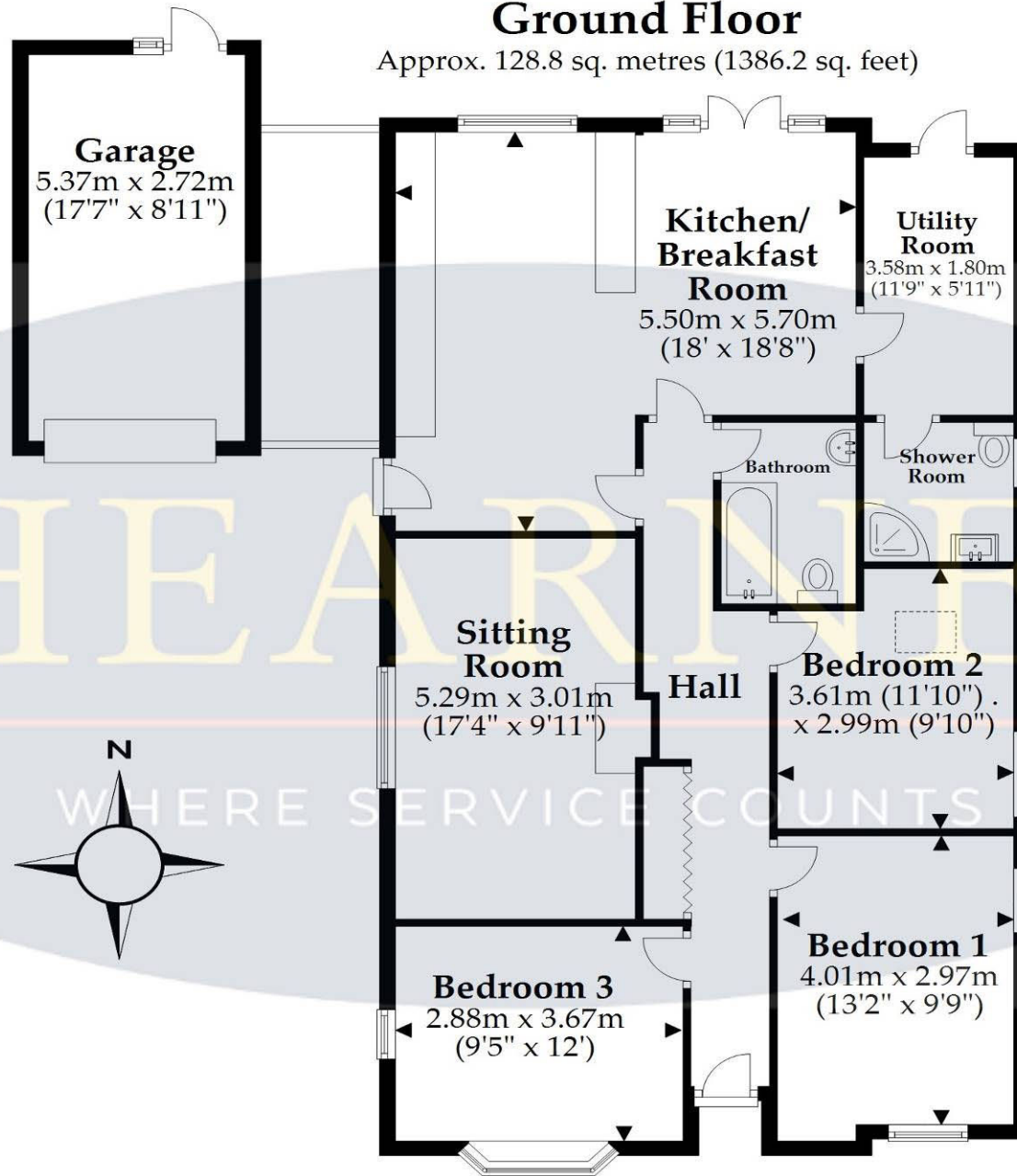
**AGENTS NOTE:** The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.




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

## Ground Floor

Approx. 128.8 sq. metres (1386.2 sq. feet)



Total area: approx. 128.8 sq. metres (1386.2 sq. feet)

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

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