





The Property

A great opportunity to purchase a three-bedroom, two-bathroom bungalow, set on a private plot close to local amenities and the well-regarded St Ives School.

The property offers excellent potential for improvement and extension (STPP), making it an ideal choice for buyers looking to create a home tailored to their own style and needs.

An inviting entrance hallway provides access to a storage cupboard and a downstairs cloakroom.

The kitchen offers ample storage and workspace, featuring Bosch appliances, space for a fridge freezer and additional white goods, and a door leading to the side patio.

A spacious sitting room includes a feature fireplace and sliding doors opening into the conservatory, which enjoys pleasant views and access to the rear garden.

The principal bedroom benefits from full wall-length fitted wardrobes and a three-piece en suite shower room.

Bedrooms two and three are both generous in size and include fitted storage.

A modern three-piece family bathroom serves bedrooms two and three.



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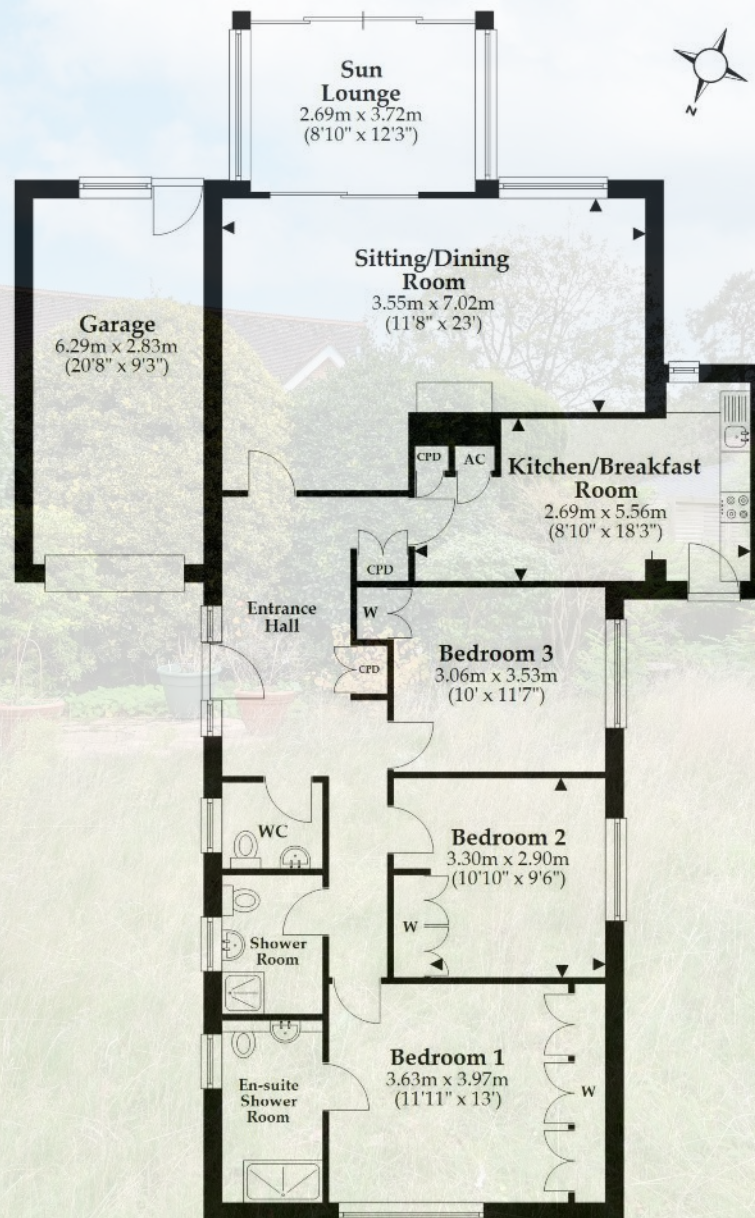


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FLOOR PLAN

Ground Floor

Approx. 145.6 sq. metres (1567.7 sq. feet)



Total area: approx. 145.6 sq. metres (1567.7 sq. feet)

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



Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: TBC
- Superfast broadband speed of up to 80 Mbps (Ofcom)
- Good outdoor and Indoor mobile coverage

The Situation

The property is situated in a sought-after and established residential road in St Ives, within walking distance of St Ives Primary School, as well as benefiting from being within the St Ives catchment area. Also nearby is the beautiful Ringwood Forest, incorporating Moors Valley Country Park and golf course. Moors Valley offers one thousand acres of natural heath and woodland, a haven for a range of outdoor pursuits including walking, cycling and horse riding. The historic market town of Ringwood is approximately 2 miles away offering an array of independent and high street shops, cafes and restaurants as well as two supermarkets and leisure facilities. For the commuter the A31 and A338 are easily accessible providing direct routes to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), Southampton (approximately 20 miles east) and Salisbury (approximately 18 miles north). London is approximately a two hour drive via the M27 and M3.







Grounds and Gardens

To the front, the property features a paved driveway with a boundary wall and a front garden planted with mature shrubs and trees. An adjoining single garage provides additional parking and storage.

A paved side garden offers access to the kitchen, while the rear garden is mainly laid to lawn, bordered by mature hedging that ensures a high degree of privacy as well as a small pond.

Directions

Exit Ringwood along the A31 heading west and continue under the Ashley Heath roundabout heading towards Ferndown. At the next roundabout, turn right onto Woolsbridge road. Continue down here for 0.3 of a mile before turning right onto Sandy Lane. Proceed up here for approximately 0.5 of a mile and the property can be found on your right hand.

Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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