



Ringwood Road

*St Ives Ringwood, BH24 2NX*

SPENCERS  
NEW FOREST





## The Property

A traditional semi detached family house of character, built in the late 1800's and ideally situated for commuting and close to award winning schools. Ideal for family living, this charming property offers spacious living combined with all the wonderful features a period property presents.

A large pea shingle driveway leading to a porcelain tiled entrance area and composite front door, providing access to:-

- Entrance hallway
- Large principal bedroom to the ground floor with space for ample fitted wardrobes
- Splendid sitting room with feature fireplace and space for a large furniture suite
- Spacious kitchen / diner / breakfast area housing a variety of fitted cupboards and space for a dining table to seat 6. French doors then lead onto the rear garden

Stairs then lead to

- Two spacious double bedrooms with space for large wardrobes
- Luxurious family bathroom comprising a bath, walk in shower, basin and WC enclosed by delightful tiling



FLOOR PLAN

*Coming Soon...*



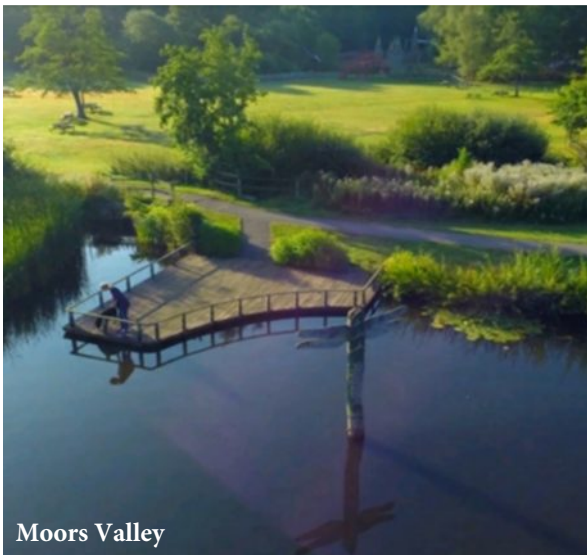


## Directions

Exit Ringwood along the A31 heading west, continue under the Ashley Heath roundabout and then turn right at the next roundabout turning into Woolsbridge road, take the first right down Ringwood Road. Continue along this road for 0.8 miles and the property can be found on your left.

## The Situation

The property is situated in a established residential road in St Ives, within walking distance of St Ives Primary School. 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.



Moors Valley



Ringwood Furlong

## Grounds & Gardens

The pleasant low maintenance rear garden is screened by mature shrubs and 6ft garden fencing creating a secluded garden with a small paved area, perfect for alfresco dining

The rest of the garden is laid to lawn bordered by beds with a variety of shrubs and small trees

A summerhouse is located to end of the garden which has potential to be utilized as a home office

The house is set back from the road and has a driveway with parking for up to three vehicles

## Services

Energy Performance Rating: TBC

Council Tax Band: F

All Mains Connected

## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest 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 for 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:

42 High Street, Ringwood, Hampshire BH24 1AG  
T: 01425 462600 E: ringwood@spencersnewforest.com

[www.spencersnewforest.com](http://www.spencersnewforest.com)