



St Ives, Ringwood BH24 2LG

SPENCERS
NEW FOREST



3. Always tell the truth
4. Keep your promises
5. Laugh a lot
6. Think before speaking
7. BE SHELLED
8. Say please and thank you
9. Eat your veggies



The Property

NO FORWARD CHAINA most stunning four-bedroom detached residence situated within an enviable position in St Ives. This home offers a perfect blend of tranquil living and convenient access to local amenities with extensive and well-appointed living accommodation throughout. The property further benefits from ample parking and an impressive rear garden. A viewing is highly recommended to appreciate all that is on offer.

- A spacious and welcoming entrance hall which immediately leads into the drawing room with double aspect
- An attractive sitting room also lies to the front of the property with feature fireplace and built in storage
- The kitchen/dining room lies across the rear of the property enjoying a pleasant aspect over the rear gardens including French doors providing access to the outside. The kitchen comprises a Rangemaster with extractor fan over, a good range of base, wall and drawer units and space for a dishwasher
- Adjoining utility space and WC with further storage and space for white goods
- The formal dining room leads into both the conservatory and a large office with access to the integral garage
- Upstairs, there are four double bedrooms, two of which are serviced by an ensuite. The principal bedroom and bedroom three benefit from an outlook over the private rear gardens
- A contemporary family, 3-piece suite with attractive tiling



3



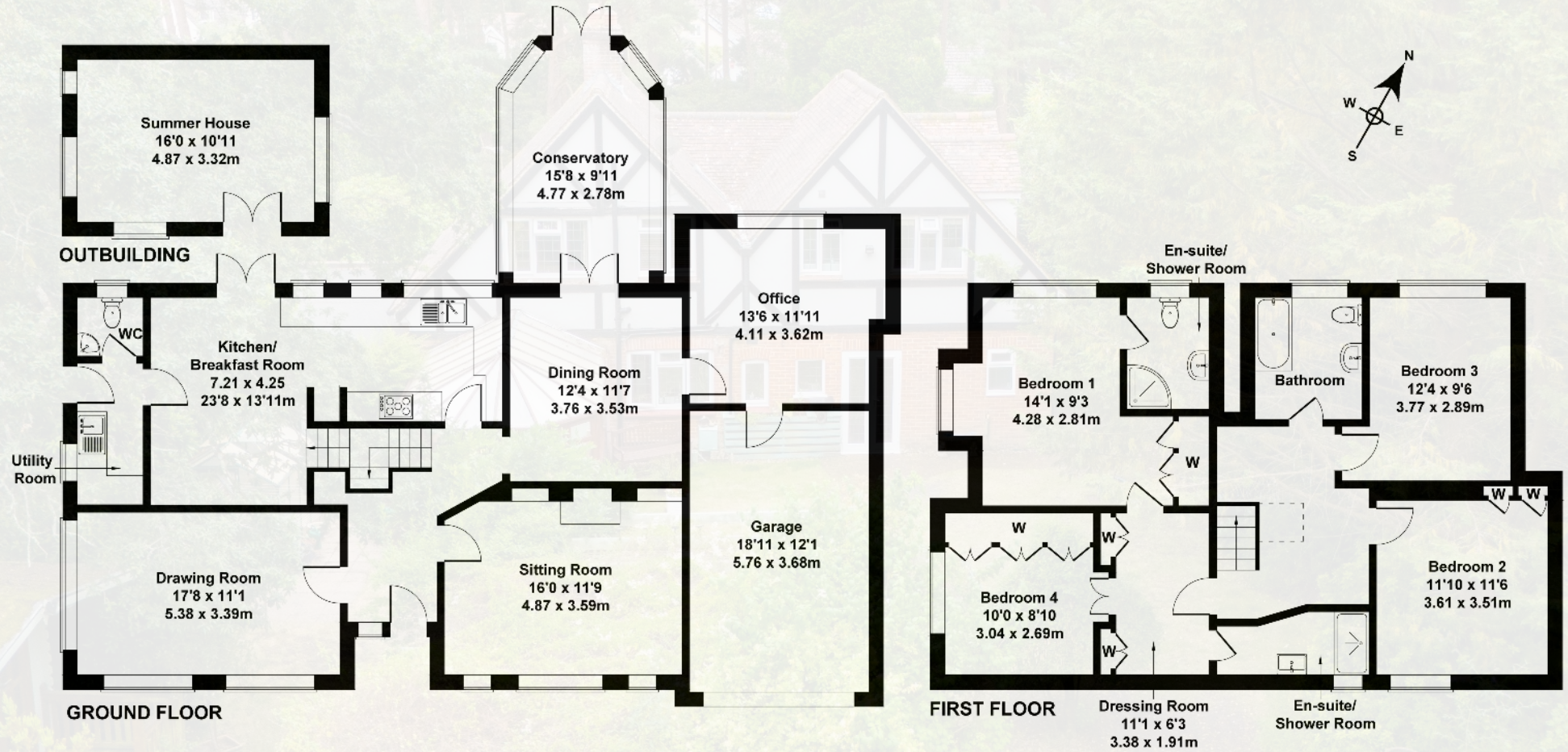
4



2

FLOOR PLAN

Approximate Gross Internal Area
2659 sq ft - 247 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





Services

Energy Performance Rating: TBC

Council Tax Band: G

Available download speeds of 60 Mbps (Superfast) (Ofcom)

All Mains Connected

Directions

Exit Ringwood and head west along the A31. Continue under the Ashley Heath roundabout and at the Woolsbridge roundabout turn right into Woolsbridge road. Carry on along this road for quarter of a mile and Sandy Lane will be on your right. You will come to the property on your left, $\frac{3}{4}$ of the way down this road, signified by our 'For Sale' board.

The Local Area

As the crow flies...

Ringwood School	2.9 miles
Moyals Court School	5.8 miles
Ringwood	2.4 miles
St Ives First School	0.6 miles
Cornerways Medical Centre	0.5 miles
Bournemouth Beach	11.1 miles
Moors Valley Country Park	1.8 miles





Grounds & Gardens

Nestled on a picturesque and private plot exceeding half an acre, this property boasts a long, winding driveway that meanders through a lightly wooded front garden, providing a sense of seclusion and vast amount of parking. The house is completely hidden from the road, enhancing the serene ambiance. The rear garden is mainly laid to lawn with a large summer house, an attractive pergola and a good variety of shrubs, trees and plants.

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. 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.

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