



St Ives Wood

Ringwood, BH24 2EA

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NEW FOREST







## The Property

A superb, detached, four-bedroom bungalow which is located in a mature and sizeable plot within an exclusive residential area just West of Ringwood.

This stunning home has been recently extended and completely refurbished by the current owners and features a magnificent open plan kitchen/living and dining room, four generous bedrooms and three bath/shower rooms.

There is attention to detail throughout with attractive floor coverings with underfloor heating, modern and stylish bathroom suites, contemporary oak internal doors and impressive quality fitted kitchen with built in modern appliances.

Outside, there is plenty of parking for many vehicles and potential to build a double garage, subject to planning. (Pre application approved).

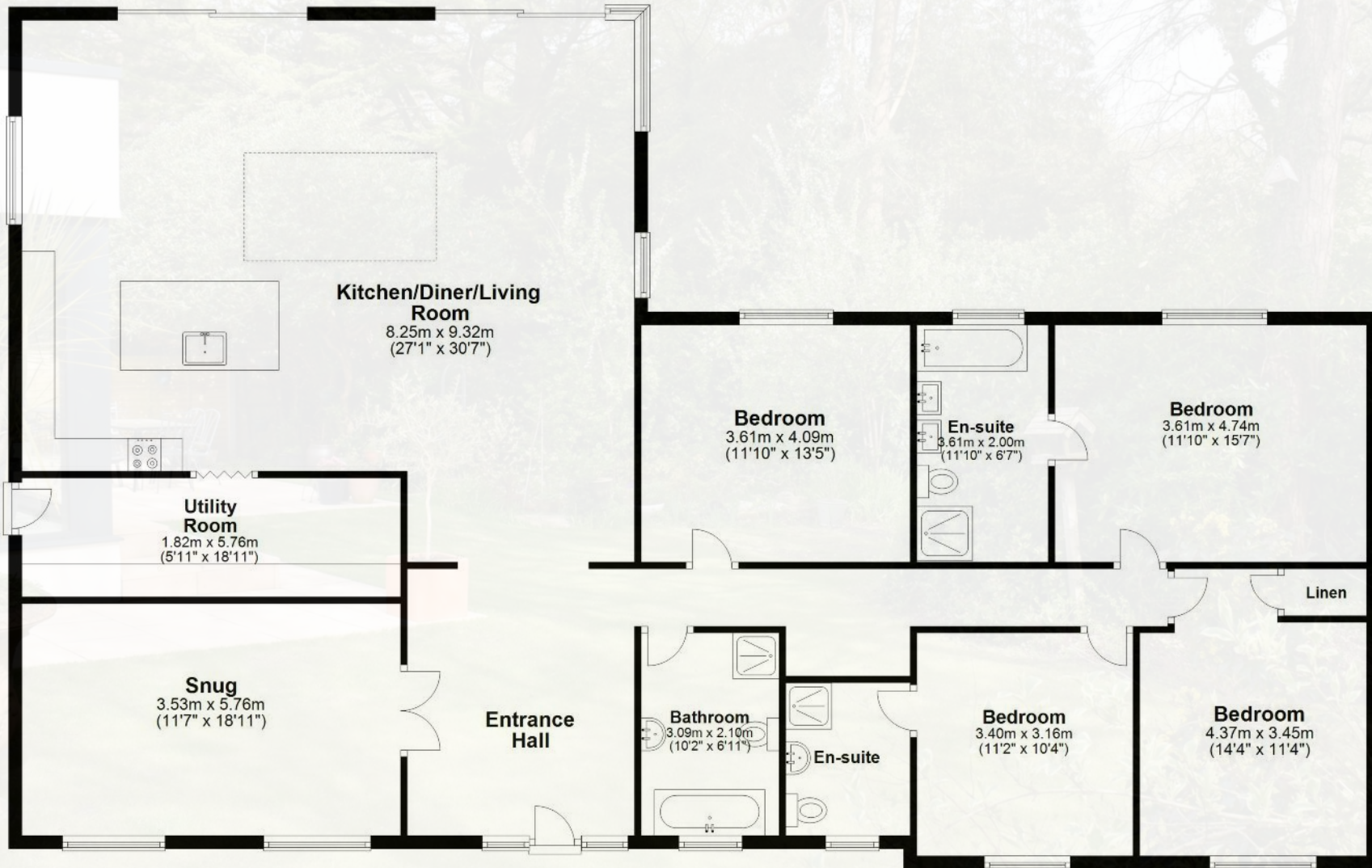




# FLOOR PLAN

## Ground Floor

Approx. 203.9 sq. metres (2195.0 sq. feet)



Total area: approx. 203.9 sq. metres (2195.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.







## The Property Continued...

- A large entrance hall with access to all ground floor accommodation with modern, stylish internal doors, quality Karndean style floors and benefits from a large cupboard
- Impressive open plan kitchen/living/dining room with large sliding doors creating a superb aspect over the private rear gardens
- The kitchen is divided into two parts with an island and built in units with worktops within the open plan living area
- The kitchen continues through an oak sliding track and door into a well fitted appliance/pantry room with range of built in base and drawer units
- Quality, contemporary and oak worktops, built in appliances include Neff double oven, Neff induction hob, dishwasher, two integrated fridges and freezers
- The main bedroom benefits from a large en-suite bathroom with a modern and stylish four-piece suite, including a separate shower
- Three further generous bedrooms are serviced by a quality family bathroom and one of the bedrooms benefits from an ensuite

## Services

Energy Performance Rating: C

Council Tax Band: E

All Mains Connected

Available download speeds of up to 80 Mbps (Superfast)





Ringwood Forest



Moyles Court School

## Directions

Exit Ringwood along the A31 heading West, come off on the Ashley Heath roundabout and take the last exit onto the Horton Road. Continue along this road and take the first exit into St Ives Wood and then continue along this road and you will come to the property on your left, signified by our For Sale board.

## Grounds & Gardens

Outside, the property is approached through a wide gravel driveway leading into a generous parking forecourt for several vehicles. There is plenty of space to build a detached double garage/carport located in the front garden, pre planning has been approved. The rear gardens are a wonderful feature of this individual property and consist of a generous plot with a variety of mature hedges, trees, specimens and ground covering plants which all create a haven for birds and wildlife. Adjacent to the rear of the property is a raised terrace, ideal for outside entertaining.

## The Situation

Located within a quiet residential road and close proximity to Moors Valley Country Park. Moors Valley Country Park offers 1,000 acres of woodland and heathland, a haven for a variety of outdoor activities including walking, cycling, riding and golf.

Nearby the historic market town of Ringwood offers a comprehensive range of restaurants, shopping facilities and excellent local schooling both state and private. There are excellent commuter routes with the A31 being easily accessible. Bournemouth is located approximately 8 miles west along the A31 and Southampton is approximately 18 miles east with London, via the M3, only two hours distant.

## 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





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

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