



St Ives Wood

St Ives, Ringwood, BH24 2EA

SPENCERS
NEW FOREST



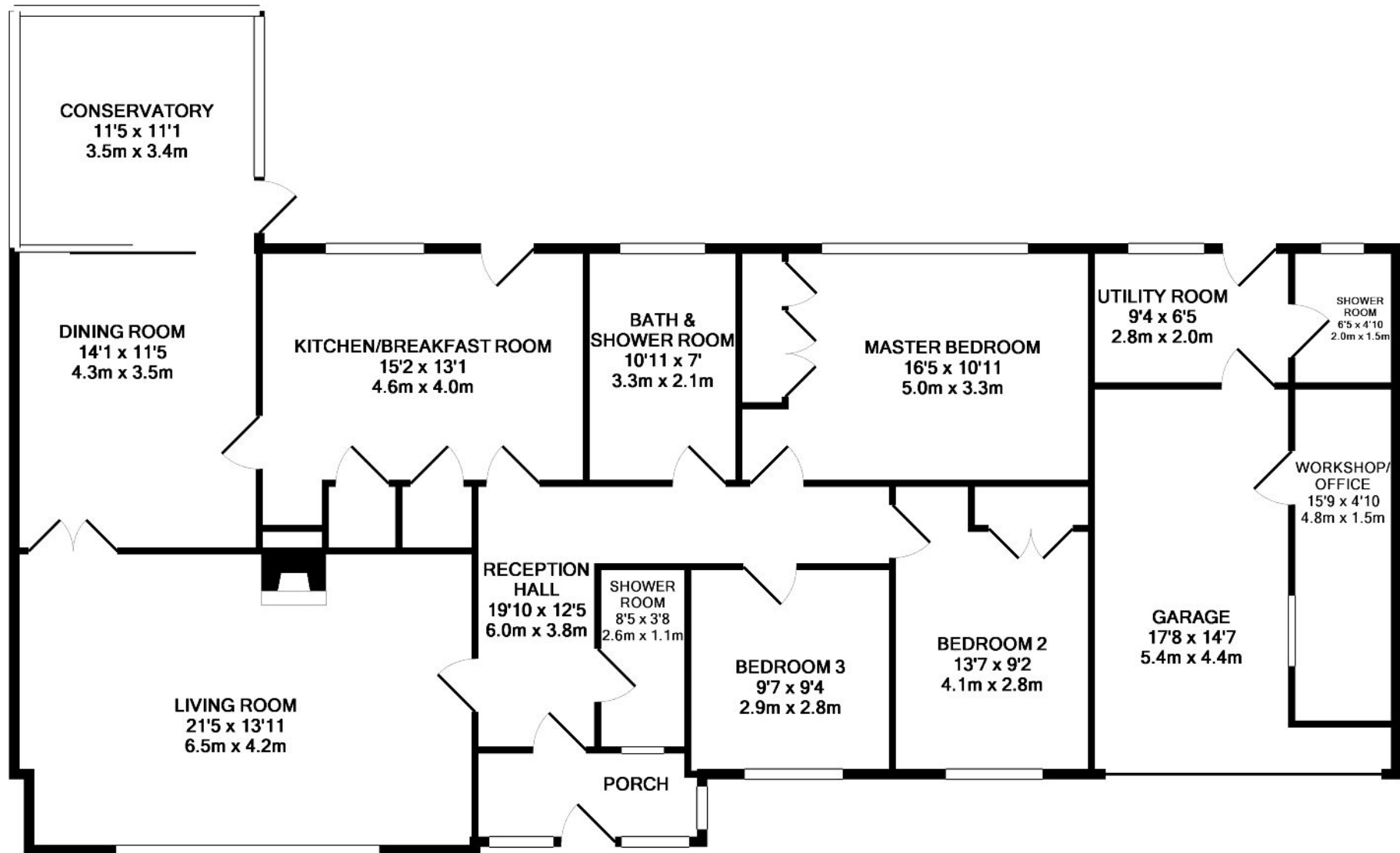
The Property

A bright and spacious three-bedroom detached bungalow which is situated in upon a pleasant and elevated plot within this sought-after residential area. This well-maintained home offers well-planned accommodation comprising; a living room, separate dining room, conservatory, kitchen/breakfast room, two bathrooms and three bedrooms. This desirable home features a large private garden, summer house and a garage with a utility room, shower room and a heated workshop/office.

A large entrance porch leads to an L-shaped entrance hall comprising a cloaks cupboard and shower room complete with a shower cubicle, wash-hand basin and WC. The generous living room lies to the front aspect, featuring a fire surround with a gas fire and double doors lead through to the dining room. Sliding patio doors lead from the dining room through to the adjoining conservatory with attractively tiled floors. The impressive kitchen/breakfast room has an excellent range of base, wall and drawer units which are complimented by granite work tops, an inset 1 ½ bowl sink with a chrome monobloc, a Britannia range-style cooker with two ovens (standard and fan assisted) and a six-ring burner hob with an extractor fan over. The kitchen also comprises an integrated dishwasher, a walk-in larder cupboard and space for a fridge/freezer and a table and chairs. A door leads from the kitchen out onto the rear terrace and garden. Two of the bedrooms benefit from lie to the front aspect, and all three of the bedrooms boast built-in wardrobes. The family bathroom is particularly spacious and comprises a four-piece suite with a panelled bath and shower, attractively tiled floors and partly tiled walls.

Outside, the property is approached via a wide paviour drive offering a generous off-road parking area and gives access to the integral garage with roller doors. The rear section of the garage is divided into two, the first section is utilised as a utility room, comprising; space and plumbing for a washing machine and tumble dryer, built-in kitchen units and an inset stainless-steel sink. The second section is utilised as a shower room, comprising; a shower cubicle, WC and a wash-hand basin. The rear gardens are a particularly lovely feature, extending back onto woodland which creates a great degree of privacy. Interspersed throughout the garden are a range of specimen trees and shrubs, there is also a pergola which partly surrounds the summerhouse which benefits from a power and light supply. The property features two further garden sheds, a paved rear terrace adjacent to the conservatory and a paved path which extends along the rear of the property.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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Services

Energy Performance Rating: D Current: 65 Potential: 81

Council Tax Band: E

Mains electricity, gas, water and drainage

The Situation

Situated within this sought-after and established residential road in St Ives, within walking distance of St Ives Primary School. Nearby, is the beautiful Ringwood Forest and the Moors Valley Country Park and golf course. Moors Valley offers one thousand acres of natural heath and woodland, ideal for a range of outdoor pursuits such as walking, cycling and horse riding. The market town of Ringwood is approximately 2 miles away offering an array of shops, cafes, restaurants as well as two supermarkets and leisure facilities. For the commuter, the A31 and A338 provide direct routes to Bournemouth and Christchurch (approx. 8 miles south), Southampton (approx. 20 miles east) and Salisbury (approx. 18 miles north). London is approximately two-hours away via the M27/M3.

Directions

Exit Ringwood via the A31 heading west, continue until you reach the 1st roundabout (signposted to Ashley Heath), take 3rd exit onto Horton Road then take the 1st left shortly afterwards into St Ives Wood. Follow the road, taking you round a bend and continue until you come to the property on your right-hand side.

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 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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