



 Sandy Lane

*St Ives, BH24 2LQ*

SPENCERS





## The Property

A very well-presented three bedroom detached chalet-style home, located in a quiet and attractive residential area west of the market town of Ringwood. This spacious home has been recently refurbished and redecorated and benefits from modern and stylish kitchen and bathroom suites.

The property comprises:

- A large and impressive reception hall with stunning wood-effect flooring and a useful understairs storage cupboard, currently utilised as a storage cupboard.
- A contemporary fitted kitchen with a good range of base, wall and drawer units, complemented by Granite worktops.
- High-quality fitted appliances, including an electric eye-level double oven, integrated fridge/freezer, dishwasher, induction hob, extractor and space for a washing machine and dryer.
- A stylish built-in breakfast bar and a back door leading into the private rear gardens.
- The double-aspect living room benefits from an attractive bay window to the front aspect with fitted shutters, a feature part-slate wall and double doors leading onto the rear gardens.
- Ground floor bedroom to the front aspect with modern built-in wardrobes and shuttered windows.
- Ground floor shower room with a modern three-piece suite, including an oversized shower cubicle with a shower unit featuring body jets and attractive natural-coloured tiled walls.
- Upstairs, there are two generous first-floor bedrooms, along with a large family bathroom that includes a luxury four-piece suite with a tiled panel bath and an oversized fixed-screen walk-in shower.



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## FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

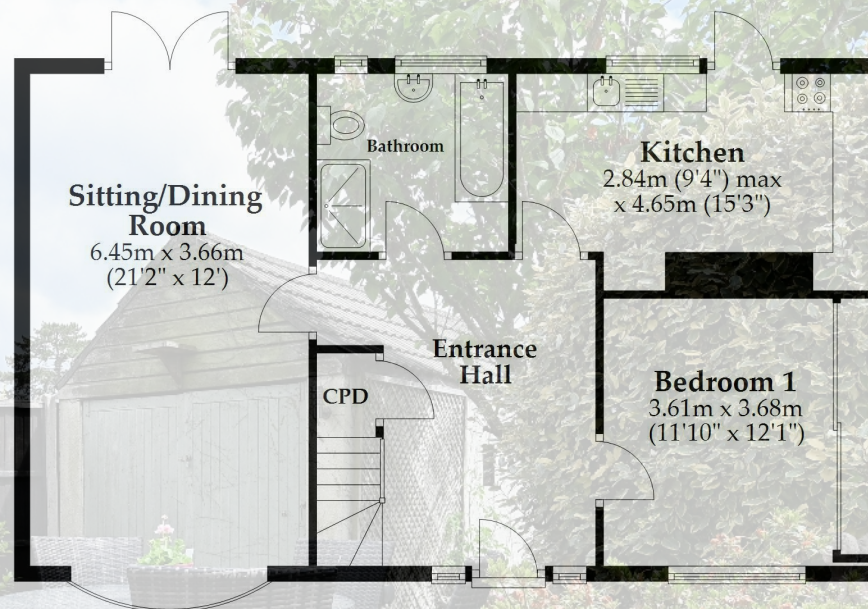
### Garage

Approx. 14.1 sq. metres (151.6 sq. feet)



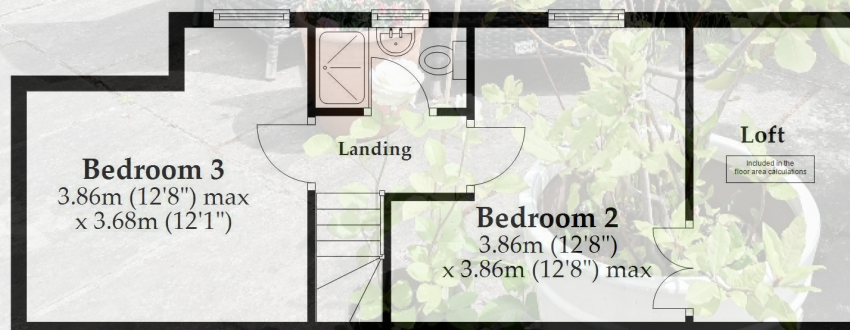
### Ground Floor

Approx. 72.4 sq. metres (779.5 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 126.5 sq. metres (1361.9 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 35 Mbps (Ofcom)
- Property affected by a Tree Preservation Order (TPO)
- New Roof in 2024

## 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

The property is approached via a very spacious gravel driveway and parking forecourt, enclosed by a fenced front boundary and enhanced by an attractive raised border. The rear south facing gardens offer a high degree of privacy, also enclosed by fenced boundaries. They are mainly laid to lawn and feature low-maintenance flower and shrub beds, along with a variety of mature bushes, ground-covering plants and several small trees, including palm trees. To one side of the garden, there is a terrace with ample space for garden furniture. An existing garage/outbuilding is also present and offers potential for conversion or replacement with another structure, such as a home office.

## 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 0.3 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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