



School Lane

St Ives, Ringwood, Hampshire, BH24 2PF

SPENCERS
NEW FOREST





The Property

Situated in a quiet and highly desirable road is this delightful three bedroom bungalow which is close to local award winning schools and superb amenities. This bungalow benefits from a large sitting room, three generous bedrooms and a beautiful, low maintenance rear garden with complete privacy. This property still has the potential to extend STPP.

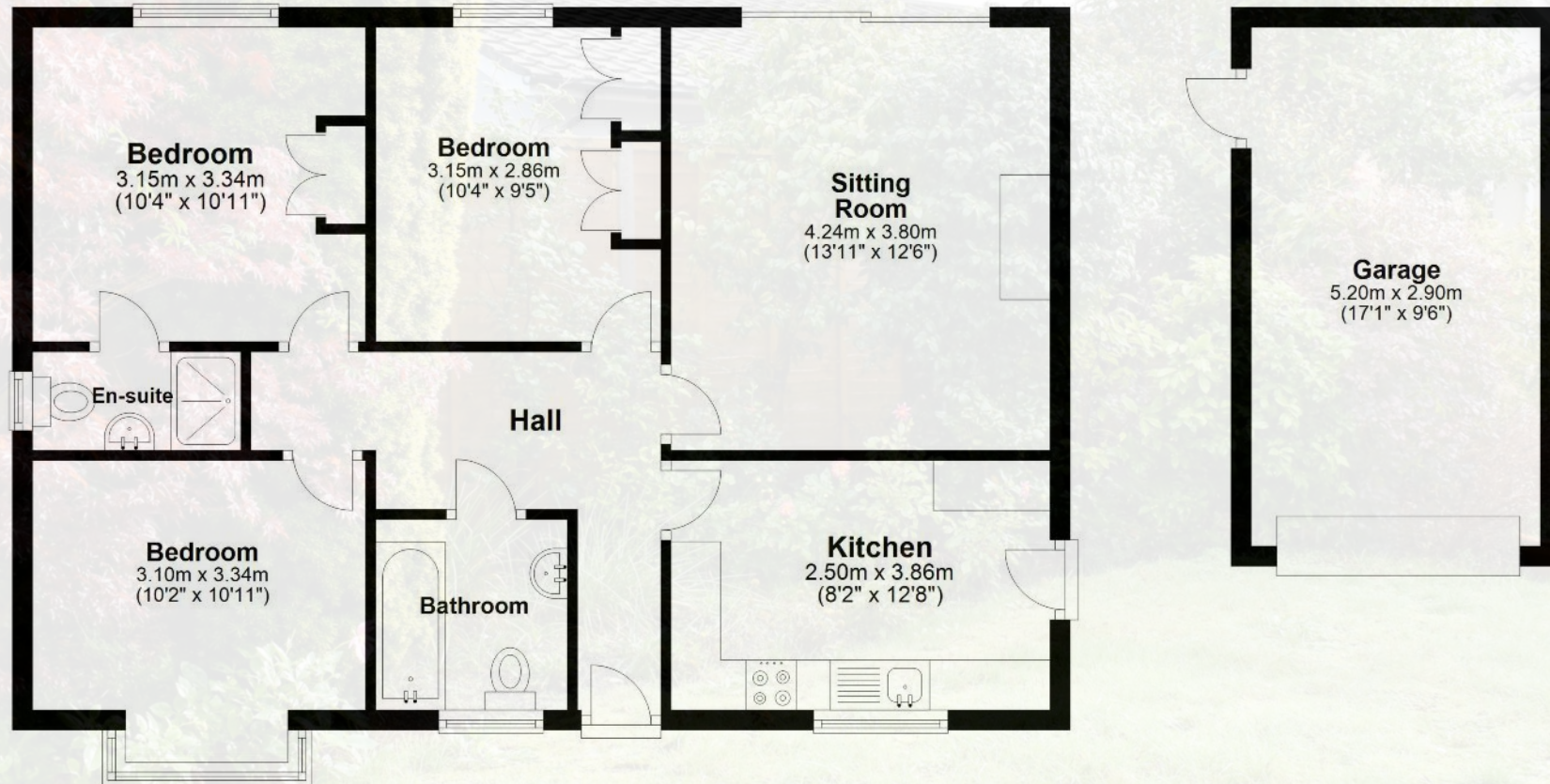
- A spacious entrance hall welcomes you through to all living accommodation
- The most bright and spacious sitting room with pleasant aspect over the rear garden
- The kitchen/breakfast room has a good range of stylish base, wall, and draw units and worktops with tiled splashback. Built-in appliances include an oven hob and filter/extractor hood, integrated dishwasher, fridge and freezer.
- An impressive Principal bedroom with built in wardrobes and three piece en suite
- There are two further, generous, double bedrooms, one of which also benefits from built in wardrobes
- Both guest bedrooms are serviced by a 3-piece family suite with feature tiling



FLOOR PLAN

Ground Floor

Approx. 85.4 sq. metres (919.4 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 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 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.



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, turn second right into Sandy Lane and continue along this road for 0.8 miles. Turn right into School Lane and the property can be found on your left.



Gardens & Grounds

A block paviour driveway provides parking for several cars and leads to a single garage. The property is screened by mature hedging to the front for privacy and the remainder of the front garden is gravelled with low maintenance plants bordering a paved path and the front of the property.

The beautifully maintained, low maintenance rear garden is screened by mature shrubs and 6ft garden fencing creating a secluded garden with a 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.



Services

Council Tax Band: E
Energy Performance Rating: D
Mains Electric, Gas, Water & Drainage

Viewings

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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