





The Property

This well presented detached two-bedroom bungalow is ideally located in a quiet, sought-after cul-de-sac within a highly desirable residential area. The property offers bright, spacious accommodation throughout, featuring a modern fitted kitchen, two generously sized double bedrooms, and a versatile conservatory that provides additional living space.

- The welcoming entrance hall provides access to all principal rooms.
- Both bedrooms are double in size, with the rear-facing room overlooking the private garden and the front-facing room benefiting from a bright, airy outlook.
- The kitchen includes a range of base, wall, and drawer units, stylish worktops, and integrated appliances, including an electric oven and hob, with space for further appliances.
- The family bathroom features a contemporary three-piece suite, complemented by part-tiled walls.
- At the rear, a large conservatory offers flexible living space, ideal as a dining area, home office, or additional sitting room, with views over the garden.



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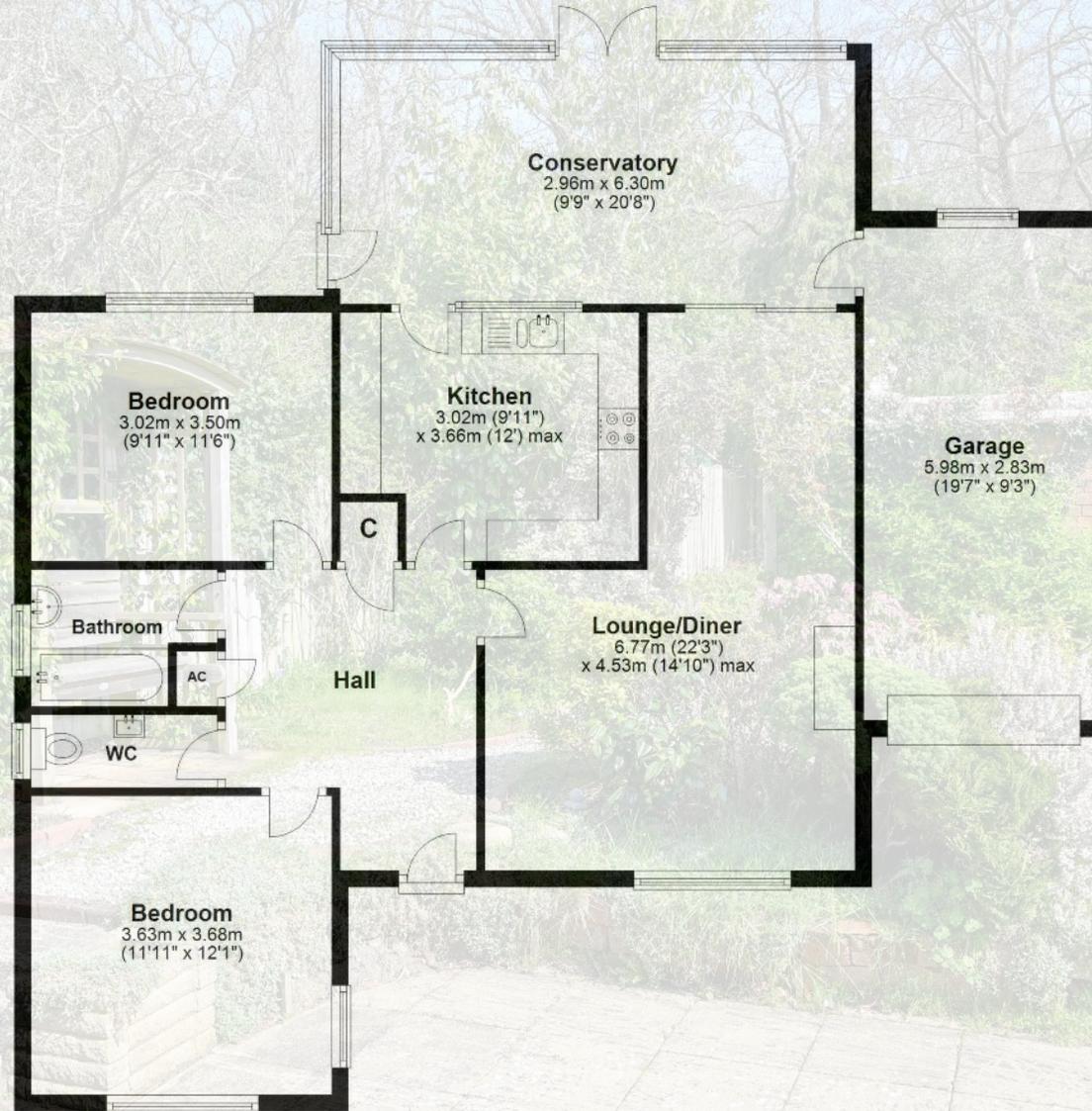


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FLOOR PLAN

Ground Floor

Approx. 114.5 sq. metres (1232.5 sq. feet)



Total area: approx. 114.5 sq. metres (1232.5 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.



Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains Connection to Electricity , Water and Drainage
- Gas Central Heating
- Energy Performance Rating: D Current: 57D Potential: 80C
- Superfast broadband speed of up to 80 Mbps (Ofcom)

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

To the front, the property is approached via a generous driveway, offering ample off-road parking and convenient access to a practical attached garage. The rear garden is a true standout, combining charm, privacy, and tranquility. A delightful terrace provides the perfect space for alfresco dining and entertaining, while a diverse array of mature shrubs and small trees enhances the garden's sense of seclusion, creating a serene and private oasis ideal for relaxation.

Directions

Exit Ringwood along the A31 heading west. Continue under the Ashley Heath roundabout and then turn right at the next roundabout onto Woolsbridge Road. Take the second right onto Sandy Lane and continue along this road for 0.8 of a mile. Turn left onto Strode Gardens and the property can be found on your right hand side.



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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