



**Post Office Lane** *St Ives, Ringwood, BH24 2PG*

**SPENCERS**  
NEW FOREST





## The Property

An immaculately presented, spacious, three bedroom semi detached home of modern construction. Indeed, this stunning home retains a 'brand-new' feel due to its well-kept nature and has been further enhanced by several improvements by the current vendors. This beautiful home is situated close to amenities and outstanding Ofsted local schools. The property benefits from an impressive kitchen/dining room, well-proportioned bedrooms and two contemporary bathrooms. This wonderful home has a generous front drive offering ample parking, and a delightful, private rear garden.

- Spacious entrance hall and access to under stairs storage and WC.
- Fantastic open plan kitchen-dining room with a large range of base, wall and drawer units with a gloss finish, ample quality work surface area, space for a washer/dryer, integrated dishwasher, space for fridge freezer and large gas oven with gas hobs.
- The kitchen further benefits from a peninsular unit which offers additional storage and breakfast bar along with additional space for a dining area.
- Impressive light and airy living room with a recess fireplace area and French doors opening onto the rear terrace and garden.
- Upstairs, there is a spacious landing and airing cupboard.
- The principal bedroom is generous in size with a pleasant aspect over the rear garden and offers large, fitted wardrobes, a newly installed air conditioning unit and a three-piece en-suite with shower.
- Two further bedrooms, one of which is currently used as an office, is serviced by a well-appointed three-piece family bathroom with shower attachment over, finished with stylish fully tiled walls.

## Services

Tax Band: B

EPC: TBC

Tenure: Freehold

Broadband Availability: 53 Superfast (Ofcom)

All Mains Connected

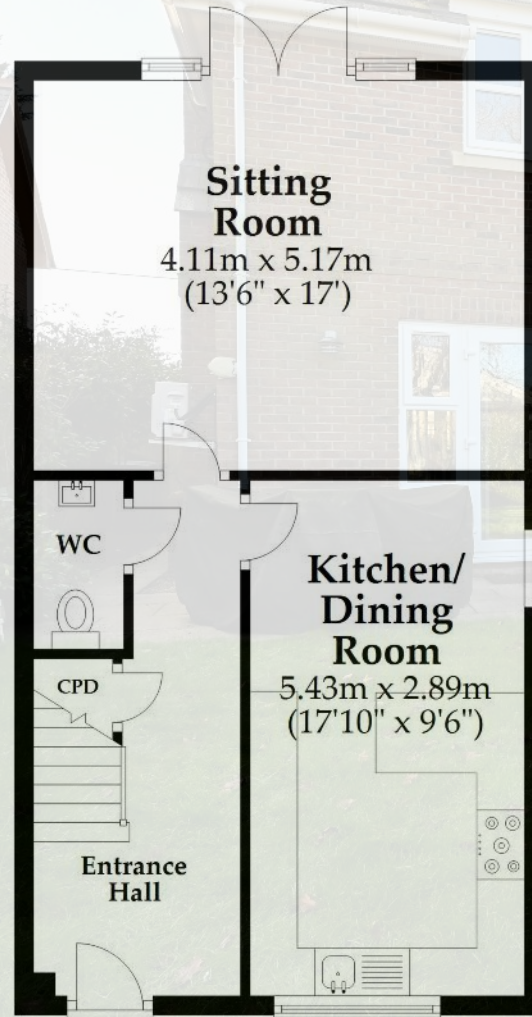






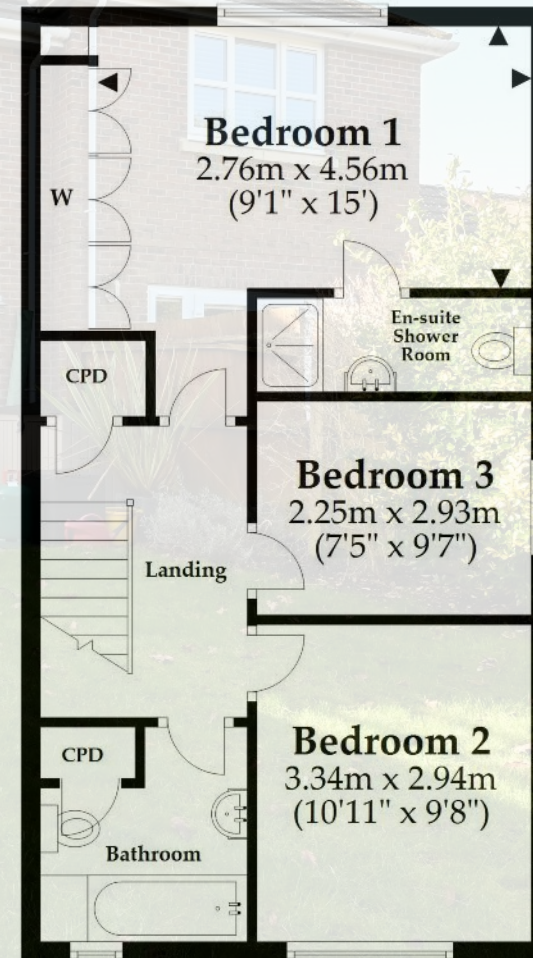
## Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



## First Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





## Grounds and Gardens

A sizeable rear garden with a shed to the rear is mainly laid to lawn, enclosed by panel fencing offering plenty of privacy. There is also a small, terraced area, perfect for alfresco dining and an access to the side of the property.

An attractive walled entrance leads to a partly shared graveled driveway providing ample parking to the front of the house with an electric charging point. Mature hedging to the side of the property offers further screening to the front.

## 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 0.9 miles. Turn right into Post Office Lane and the property can be found on your left.



## 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.

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:

42High Street, Ringwood, BH24 1AG

T: 01425 462600 E: [ringwood@spencersnewforest.com](mailto:ringwood@spencersnewforest.com)