



HEARNES
WHERE SERVICE COUNTS

St Ives, Ringwood, Hampshire, BH24 2NS

FREEHOLD

A wonderful mature plot, plenty of parking and an incredibly popular and sought-after location, are just a few features of this remarkable family home that offers both flexible and spacious accommodation in addition to annexe & income potential. This impressive home offers a variety of living solutions and very good income potential if required as the original detached double garage has been converted into a one bedroom annexe and is currently rented out.

In addition to the separate annexe there is a recently constructed (2020) detached contemporary style chalet in the garden which would be fantastic additional accommodation for an older sibling or alternatively someone who wants to work from home. This well constructed and insulated structure enjoys views out over the heated swimming pool and has an en-suite bedroom and open plan kitchen/living space.

The versatile ground floor comprises an impressive 'vaulted' triple aspect sitting room, a beautiful bespoke fitted kitchen with granite worktops and high quality appliances, a wonderful airy garden room/conservatory/dining room, a ground floor en-suite bedroom, bathroom and additional reception/bedroom.

The first floor lies host to a fabulous central galleried landing, a gorgeous master bedroom suite with en-suite shower, a lovely large guest suite (with en-suite shower), two further double bedrooms and an open plan study.

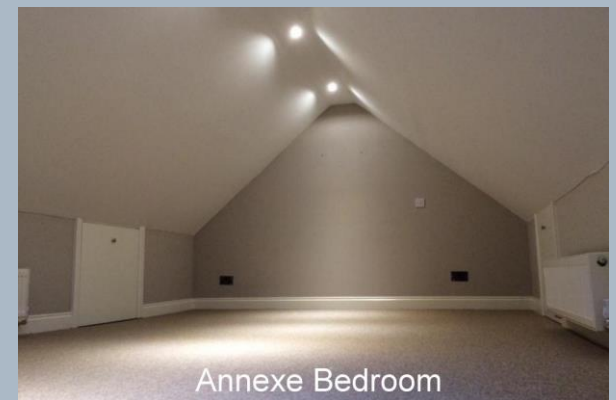
This fine home further benefits from gas central heating and double glazing.

Outside are delightful private gardens that have been carefully landscaped to provide various easily maintained areas in which to relax. They can be accessed from the sitting room, kitchen and conservatory. The pool is heated and has a depth of 1.1m-1.8m. The front driveway provides extensive parking and turning for numerous cars/vans etc. with a pathway leading to the entrance porch.

COUNCIL TAX BAND: F:
ANNEXE COUNCIL TAX BAND: A

ENERGY PERFORMANCE RATING: A
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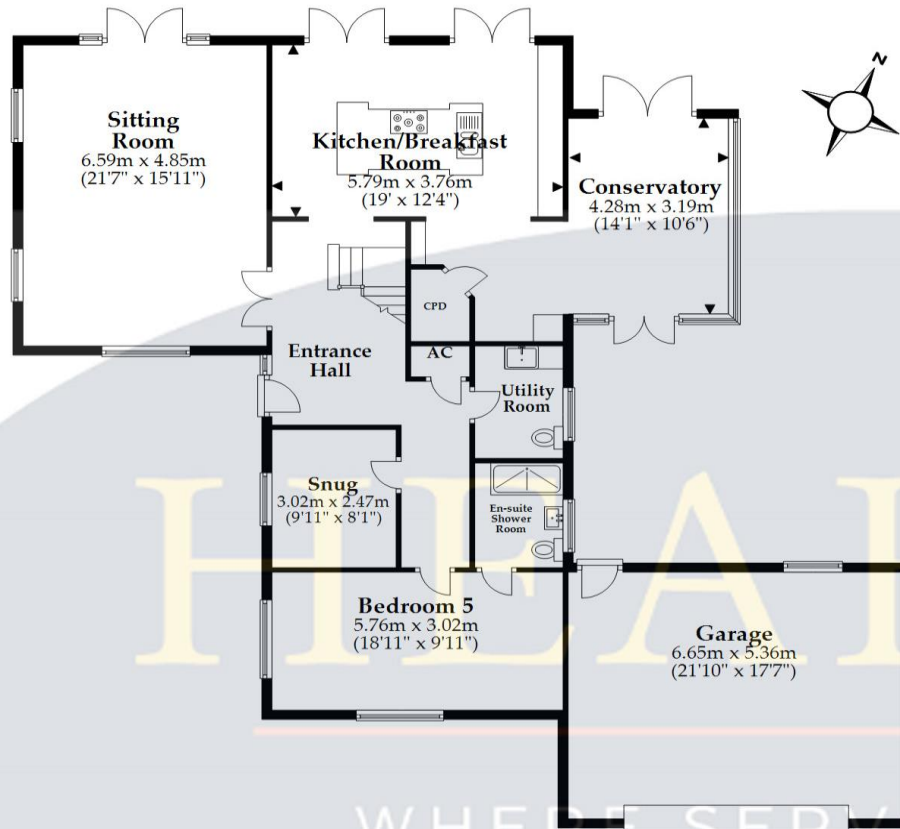
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





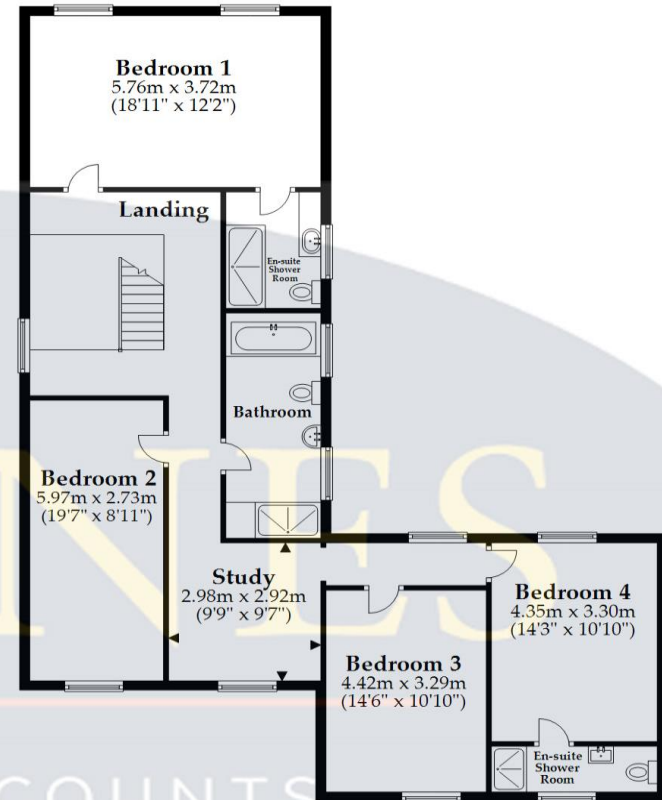
Ground Floor

Approx. 166.9 sq. metres (1796.1 sq. feet)



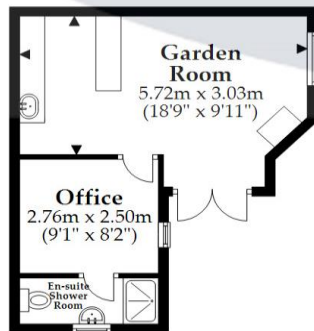
First Floor

Approx. 120.2 sq. metres (1293.4 sq. feet)



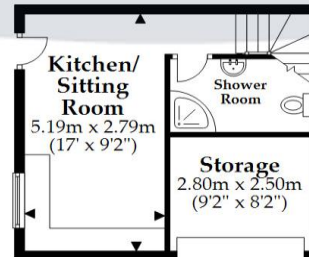
Outbuilding

Approx. 28.7 sq. metres (309.4 sq. feet)



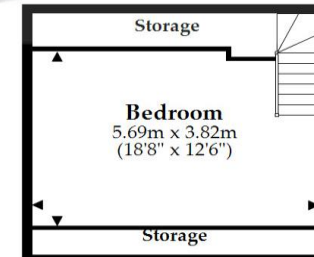
Annexe Ground Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Annexe First Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



Total area: approx. 375.3 sq. metres (4040.2 sq. feet)

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





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