



**HEARNES**  
WHERE SERVICE COUNTS

# St Ives, Ringwood, Hampshire, BH24 2NX

## FREEHOLD

A delightful, easily maintained private rear garden, plenty of parking and a garage, are just a few features of this beautifully presented detached family home that has been sympathetically modernised, whilst still retaining so much of its original character and charm. Conveniently located for easy access to the A31, Moors Valley and Avon Heath Country Parks and the Castleman Trail, this property is the perfect family home, offering both spacious and flexible accommodation.

The ground floor lies host to four versatile reception rooms that are currently being used as a study, cosy sitting room and formal dining room (both with feature fireplaces) and a fantastic garden/family room that is accessed from the kitchen and enjoys views of the gardens. The kitchen has been re-modelled and comprises a range of antique grey units with contrasting worktops and metro-tiled walls.

The first floor comprises four well-proportioned double bedrooms serviced by a heritage style bathrooms suite.

This charming home further benefits from gas central heating, some secondary/double glazing and a downstairs shower room/wc.

The garden has been designed to be easily maintained and is perfect for outside entertaining. It is enclosed and offers high levels of privacy and seclusion with various paved and decked seating areas. A gate gives access to the front. To the front is a gravelled driveway providing plenty of parking that in turn leads to the attached garage.

**COUNCIL TAX BAND: E**  
**ENERGY PERFORMANCE RATING: E**

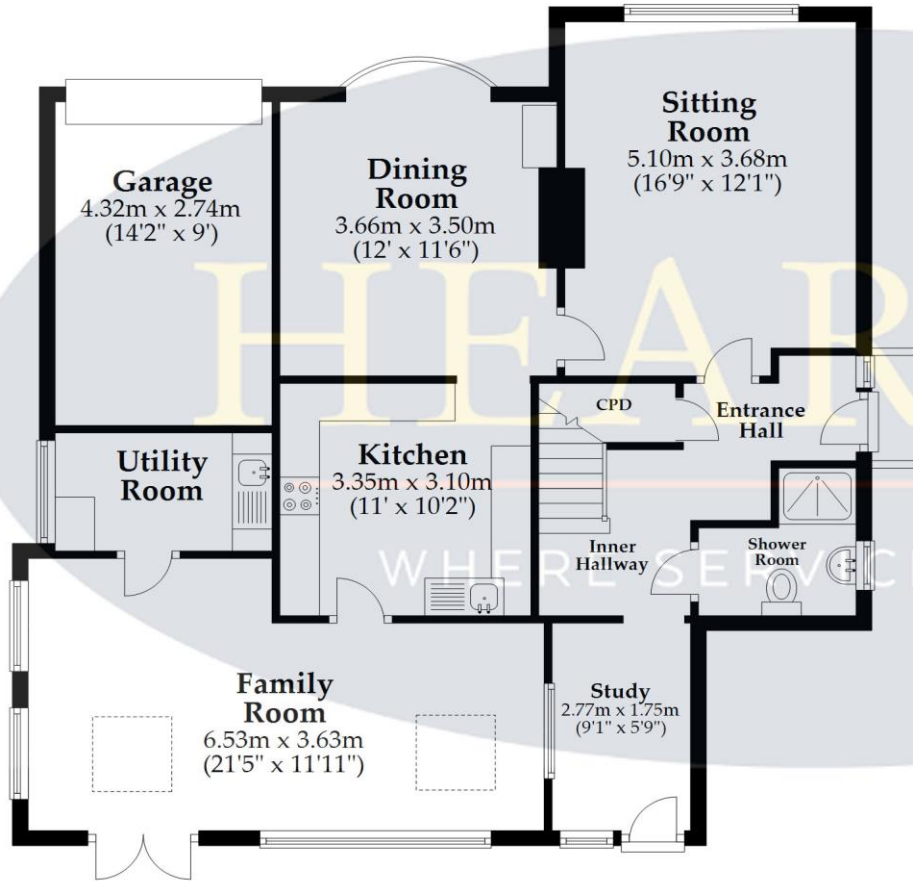
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

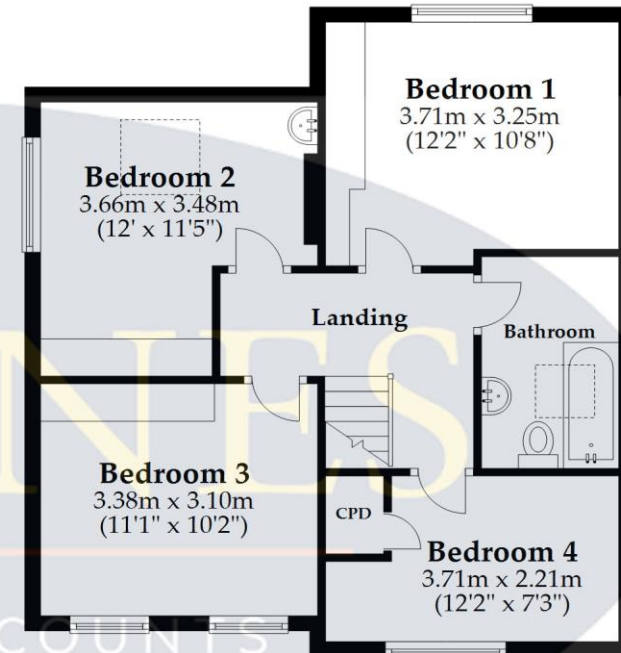
## Ground Floor

Approx. 98.7 sq. metres (1062.3 sq. feet)



## First Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



Total area: approx. 153.6 sq. metres (1652.9 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

