



HEARNES
WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2PH

FREEHOLD

A delightful two bedroom single storey cottage situated on a good size plot and within a short drive of the open woodlands of Ashley Heath, Moors Valley Country Park and the New Forest National Park. For the commuter there is direct access onto the A31 providing direct links to the larger coastal towns of Christchurch and Bournemouth and Southampton and Salisbury accessible via the M27. There are international airports at Bournemouth and Southampton and the M27/M3 make it easy to connect to other parts of the country.

The property is well presented throughout with many character features and still offers potential to extend subject to the necessary planning permissions.

The current approximately 1100 square feet of accommodation comprises of an entrance porch leading to the sitting room with a fireplace and access to bedroom two. Beyond here is a snug/breakfast/ dining room with access to the master bedroom and a rear hallway. From here the kitchen has been recently replaced with a lovely arrangement of soft grey floor and wall mounted units, complimenting worktops and grey wood effect flooring which in extends through to the shower room, which also has been replaced with a modern four piece suit including large walk in shower and bidet.

The property is well placed within its plot which is mainly laid to lawn with mature hedging and shrubs to the rear is a lovely sunny courtyard with access to a substantial summerhouse/ garden store and the attached garage.

Viewing is highly recommended to appreciate this lovely characterful home.

COUNCIL TAX BAND: E
ENERGY PERFORMANCE RATING: D

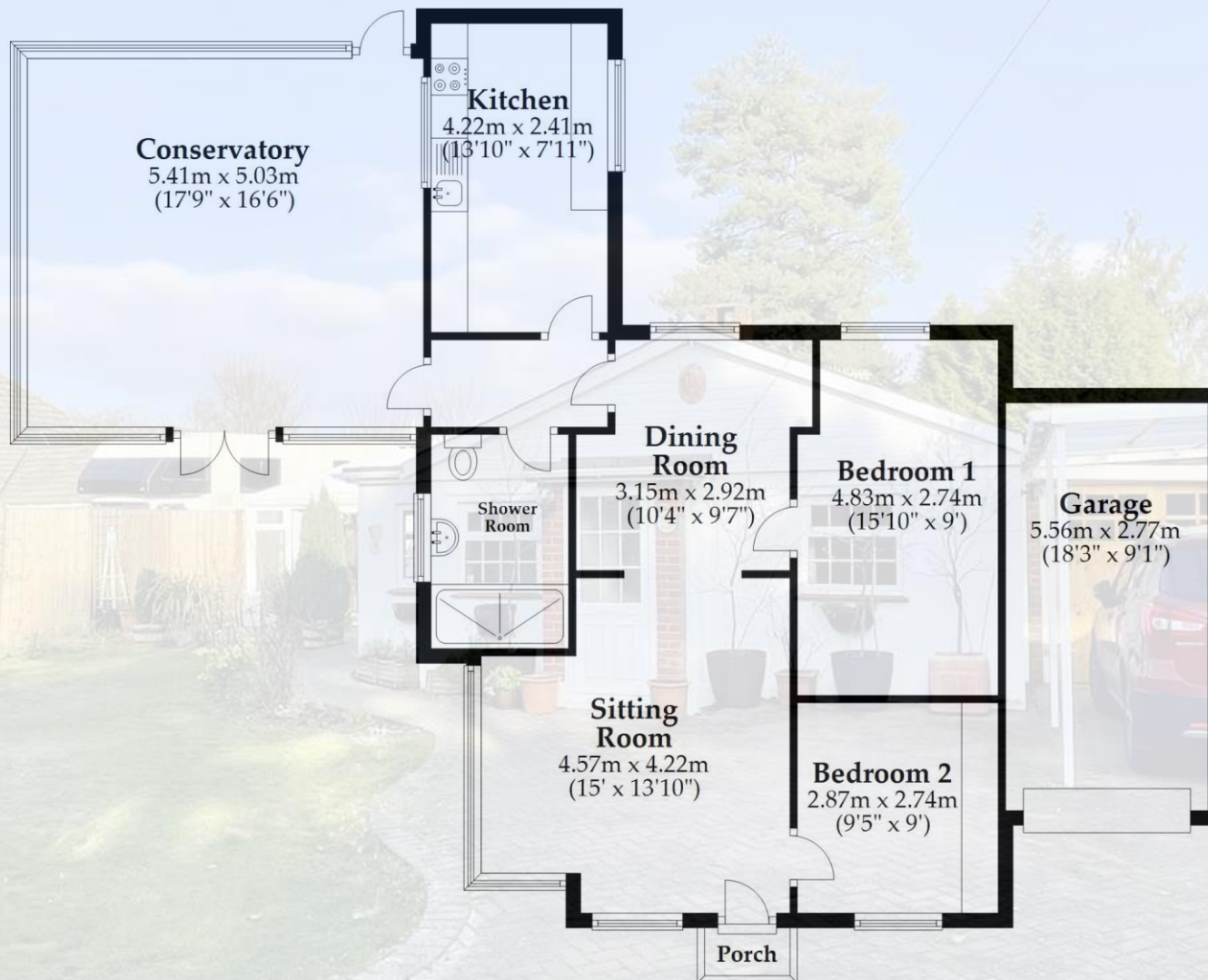
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

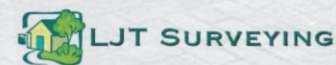
Ground Floor

Approx. 111.4 sq. metres (1199.0 sq. feet)



Total area: approx. 111.4 sq. metres (1199.0 sq. feet)

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



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