



HEARNES
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St Ives, Ringwood, Hampshire, BH24 2LJ

FREEHOLD

A deceptively spacious five double bedroom detached chalet extended and modernised by the current owners to a high standard and offers in excess of 2100 sq. feet. The property is located on a quiet no through road and within walking distance to the renowned local primary school, a post office, convenience store and doctor's surgery. The popular Moors Valley County Park with its many attractions including trails and cycle track and Castleman railway are within easy reach. Both the beautiful New Forest and the highly regarded sandy beaches at Bournemouth and Poole are within a short drive.

The accommodation has been well planned throughout and comprises of an entrance porch and hall with the hallway having a staircase rising to the galleried landing and providing access to all principle rooms. The kitchen/breakfast room is particularly generous and offers an excellent range of base and full height storage cupboards with contrasting wooden worktops, two built in single Bosch ovens, Neff induction hob undercounter sink unit, space for an American style fridge freezer, tiled flooring and double doors opening onto the rear paved terrace. The sitting/dining room also has double doors to the rear and enjoys a good degree of natural lighting enhanced by Velux roof lights which are also in the kitchen, utility room and entrance hall.

There are three ground floor bedrooms with bedroom five benefitting from an modern en-suite shower room and double doors opening onto the rear garden. The two remaining bedrooms are serviced by a bathroom which has a moulded bath, separate shower cubicle, WC and wall hung vanity units with inset wash hand basin.

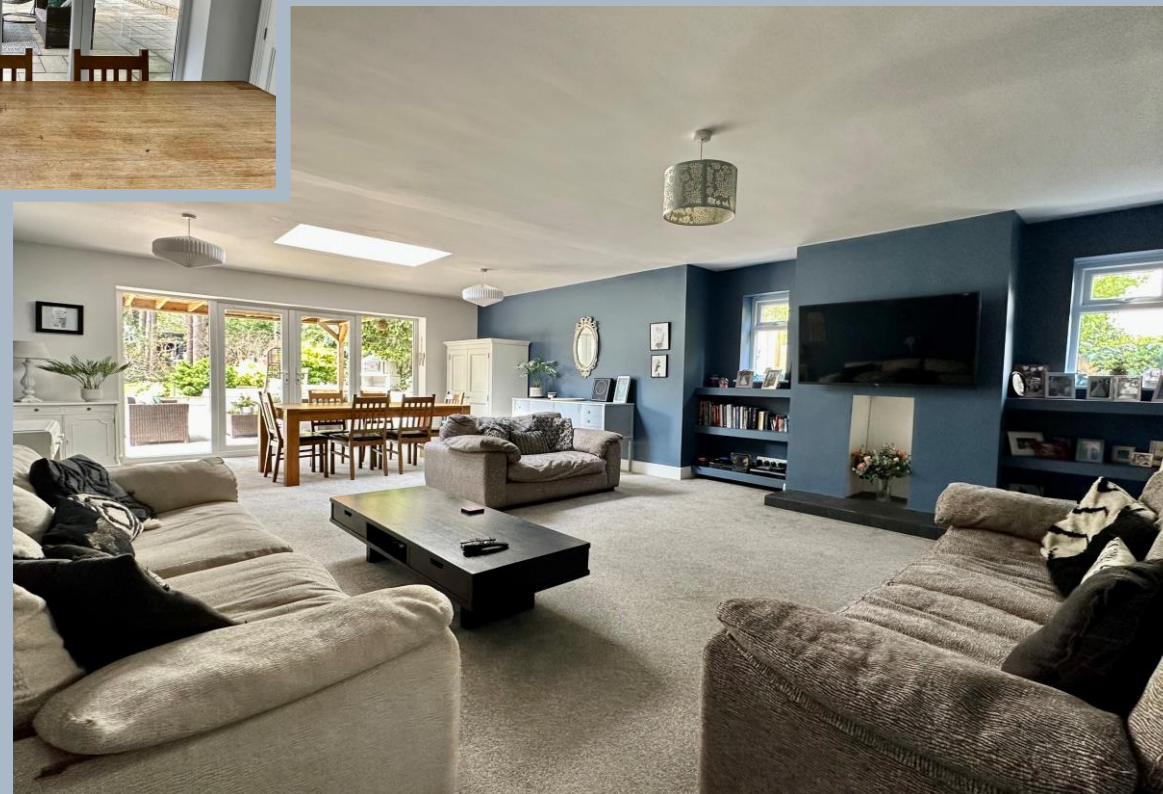
The first floor galleried landing provides access to two further double bedrooms both which have a dual aspect with bedroom one also benefitting from fitted wardrobes and an en-suite shower room.

The property is approached via a driveway which continues along the side of the property which provides off road parking. The front boundary is clearly defined by low walling with the front garden being laid to pavia for low maintenance and additional parking. The rear gardens are an absolute delight being well enclosed and private with a full width paved terrace with pergola adjoining the rear of the property, ideal for alfresco entraining and dining. The remaining garden is predominantly laid to lawn with raised beds and border complimenting the area.

COUNCIL TAX BAND: E Dorset (east Dorset)

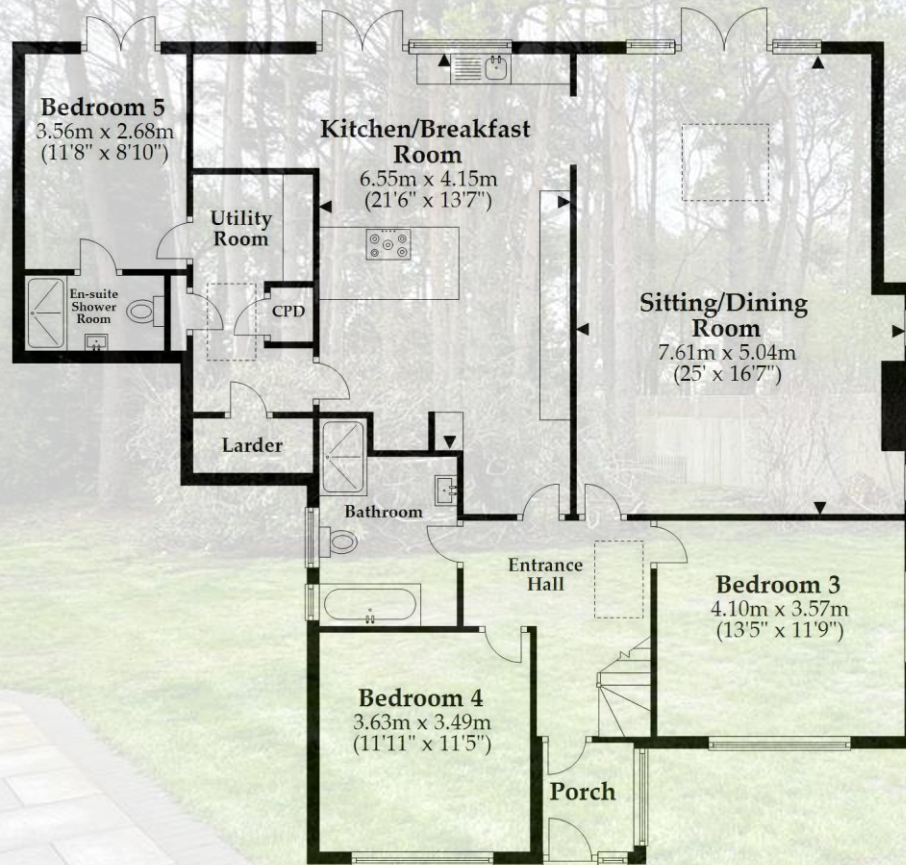
ENERGY EFFICIENCY CERTIFICATE RATING: C





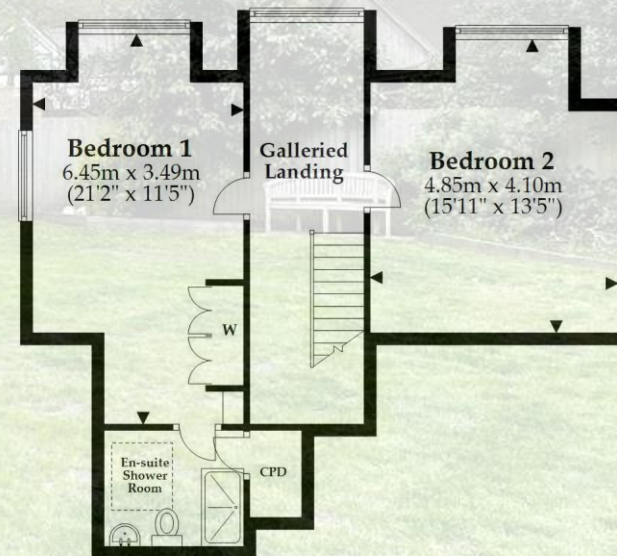
Ground Floor

Approx. 144.9 sq. metres (1559.5 sq. feet)



First Floor

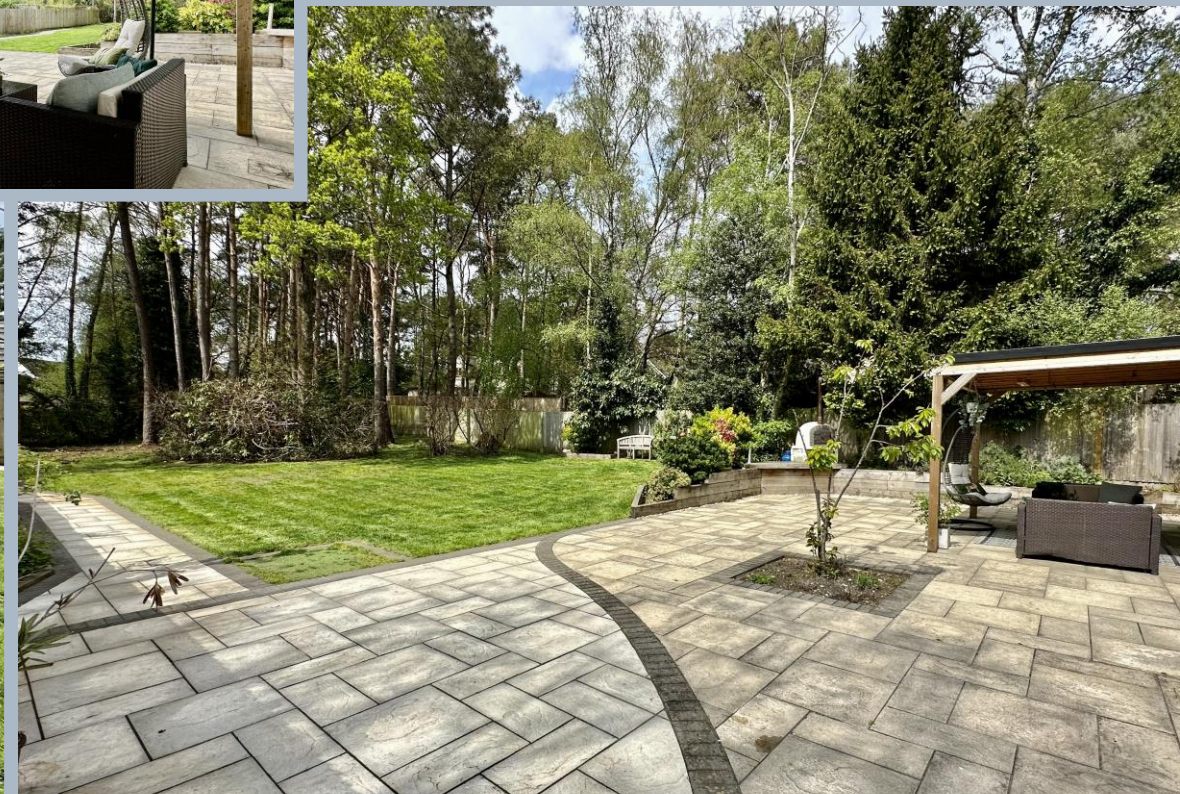
Approx. 50.5 sq. metres (543.2 sq. feet)



Total area: approx. 195.4 sq. metres (2102.8 sq. feet)

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







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