



HEARNES
WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2SG

FREEHOLD

Situated within a semi-rural location is this five bedroom chalet style bungalow set with grounds approaching 1.05 acres. The property is located near Hurn Forest and Avon Country Park and has its own five stall stable block with separate feed and storage area all with the benefit of power and lighting.

The spacious accommodation of approximately 3,835 sq. ft is well presented throughout and comprises of an entrance hall which has stairs rising to the first floor and a storage cupboard. The kitchen has a range of base and wall mounted units, fitted appliances, fitted electric oven and hob with extractor over, tiled flooring and splashbacks and external door to the rear. There are four further reception rooms; a study, dining room, a sitting room with feature brick built fireplace and hearth and a triple aspect snooker/games room which has the use of a separate shower room. Two bedrooms one with a fitted wardrobe and en-suite are also situated on ground floor.

The first floor landing provides access to the remaining three bedrooms and a bathroom. The main bedroom also has the use of an ensuite and views over both the front and rear elevations.

The property also benefits from a fabulous fully enclosed swimming pool with changing room.

The property is approached via a private road leading to the property with the grounds being laid mainly to grass a section of which could easily be enclosed for a holding paddock.

Viewing is highly recommended to appreciate the wonderful location and presentation of the property.

COUNCIL TAX BAND: G Dorset (east Dorset)

ENERGY PERFORMANCE RATING: tbc

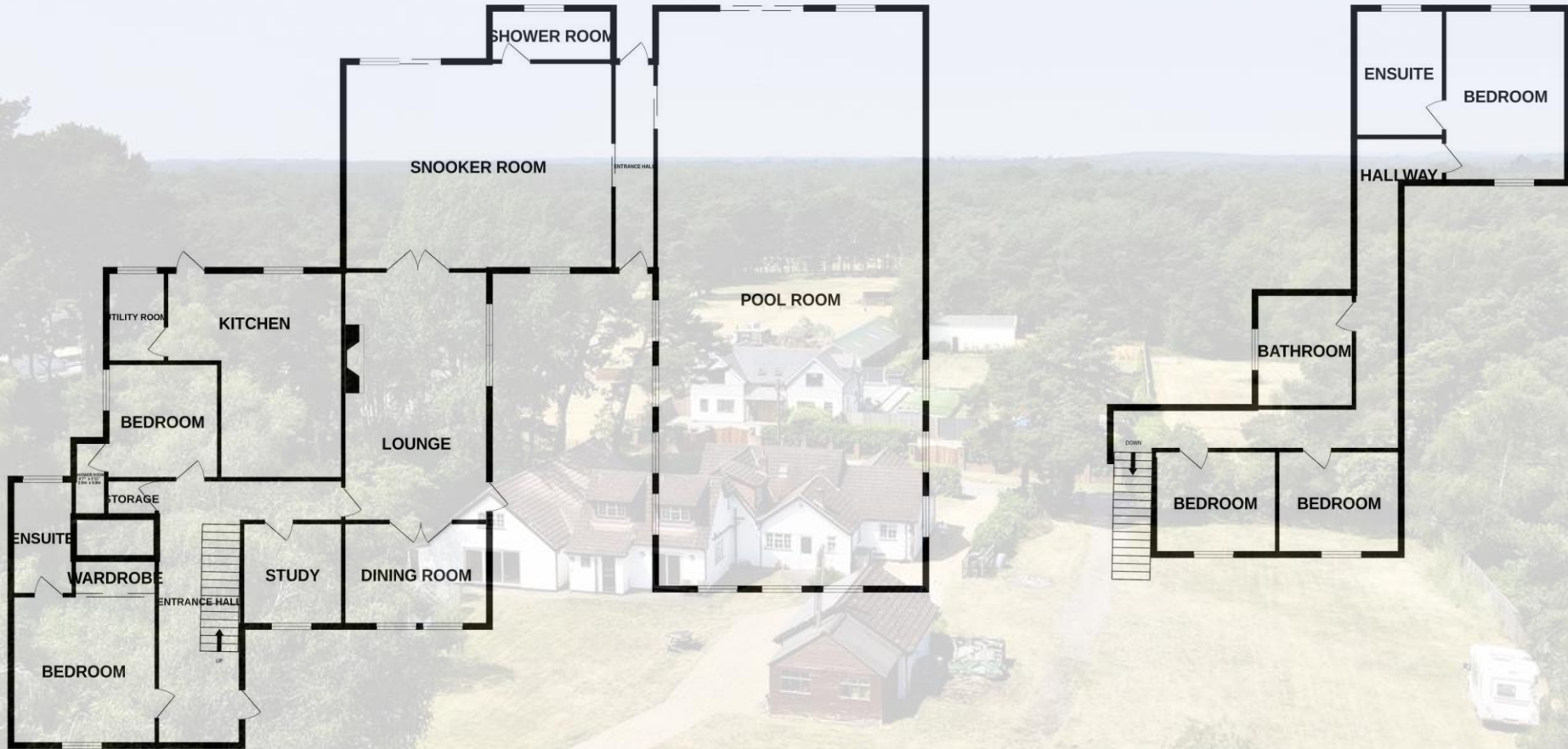
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
3085 sq.ft. (286.6 sq.m.) approx.

1ST FLOOR
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 3835 sq.ft. (356.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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