



FOR SALE  
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WHERE SERVICE COUNTS

# Gorley Road, Ringwood, Hampshire, BH24 1TN

## FREEHOLD PRICE £400,000

A well-presented four double bedroom chalet style detached bungalow situated in an ideal location within walking distance of the sought after Poulner Schools and Ringwood Academy, doctor's surgery, convenience store, bus stops and local pubs. The property is conveniently placed for access on to the A31 and is approximately 1.5 miles from Ringwood town centre and is within easy reach of the New Forest National Park and Poulner Lakes. The golden sands of Bournemouth beaches are approximately 20 minutes' drive away.

The property has been extended by the current owners to offer over 1311 sq. ft. of well-proportioned living space comprising of an entrance hall with under stairs storage cupboard, a sitting room with feature fire place with electric log burner, wooden mantle and granite surround and hearth. Double doors from the sitting room open into the wooden framed conservatory which has a radiator for winter use and double French doors opening on to the raised decking and overlooking the rear gardens. A dual aspect kitchen with a range of floor and wall mounted units with complimenting worksurfaces, freestanding cooker with four ring gas hob, extractor over, integrated dishwasher, space for an American style fridge freezer, tiled splash backs and flooring and double French doors opening onto the raised decking area ideal for alfresco dining. Folding doors from the kitchen open into the utility room which has space and plumbing for a washing machine and dryer and a door way through to a separate WC.

Three double bedrooms with bedrooms two and three overlooking the front aspect all of which are serviced by the family bathroom with separate shower cubicle, bath with shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring and airing cupboard.

The first floor landing provides access to the loft storage, master bedroom with gable end window overlooking the rear garden and shower room.

The front of the property is approached via a tarmac driveway providing off road parking and access to the front porch and gated access to the car port and side. The front garden is laid to gravel providing further parking. The enclosed rear garden is mainly laid to lawn interspersed with mature trees and offers a good deal of privacy and seclusion. Services: Septic tank

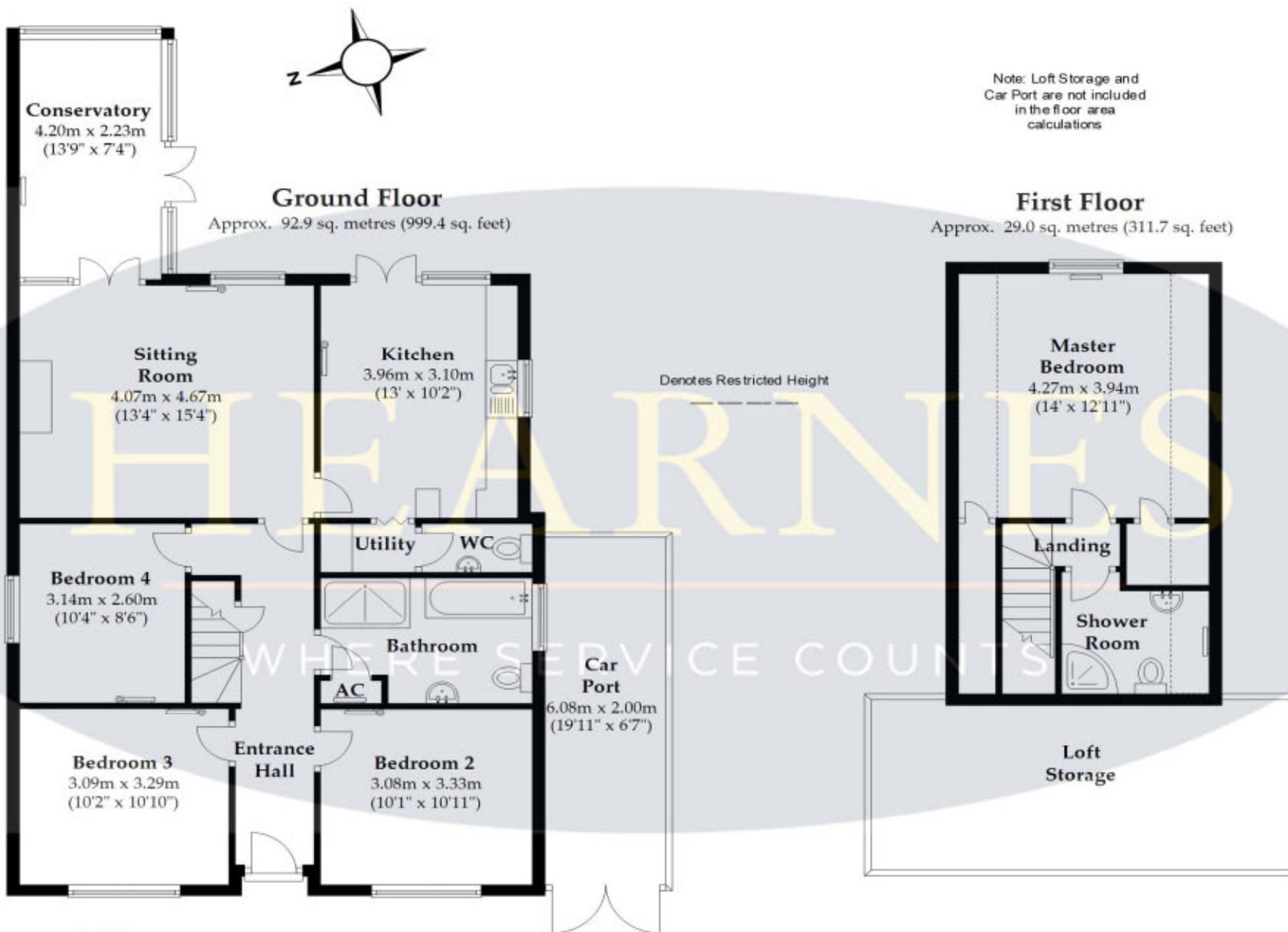
*Viewing is highly recommended to appreciate the accommodation and location of this delightful chalet style bungalow.*

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: C**

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 and do not form part of the contract.





Note: Loft Storage and Car Port are not included in the floor area calculations



Total area: approx. 121.8 sq. metres (1311.2 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property.

LJT Surveying Ringwood

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