





## Coppice Close, St. Ives, BH24 2LB

A wonderful, private and established plot (approx. 0.16 acres), plenty of parking/turning and a peaceful, cul-de sac position, are just a few features of this beautifully presented, spacious and stylish bungalow that has been meticulously maintained and improved by the current owners. Twin timber gates provide access to this bright and flexible home, which has been sympathetically improved and enjoyed by the current owners.

A particularly noteworthy feature includes the construction of a substantial, insulated timber outbuilding, which has planning to be used in ancillary capacity to the main home.

In all there could be up to four bedrooms, three versatile reception rooms and two bath/shower rooms (this would include the ancillary outbuilding). The main accommodation comprises three bedrooms serviced by a modern 4-piece family bath/shower room, two well-proportioned reception rooms (the sitting room with a sunny, dual-aspect and log burner) and a comprehensively fitted kitchen/breakfast room.

The rear garden extends to around 65 foot in length and enjoys a westerly aspect. It can be accessed by doors from the kitchen/breakfast room with steps that lead up to a well-tended lawn and paved terrace. The garden is enclosed by fencing with mature trees shrubs and hedging. The contemporary style outbuilding has its own area of easily maintained garden which includes a seating area.

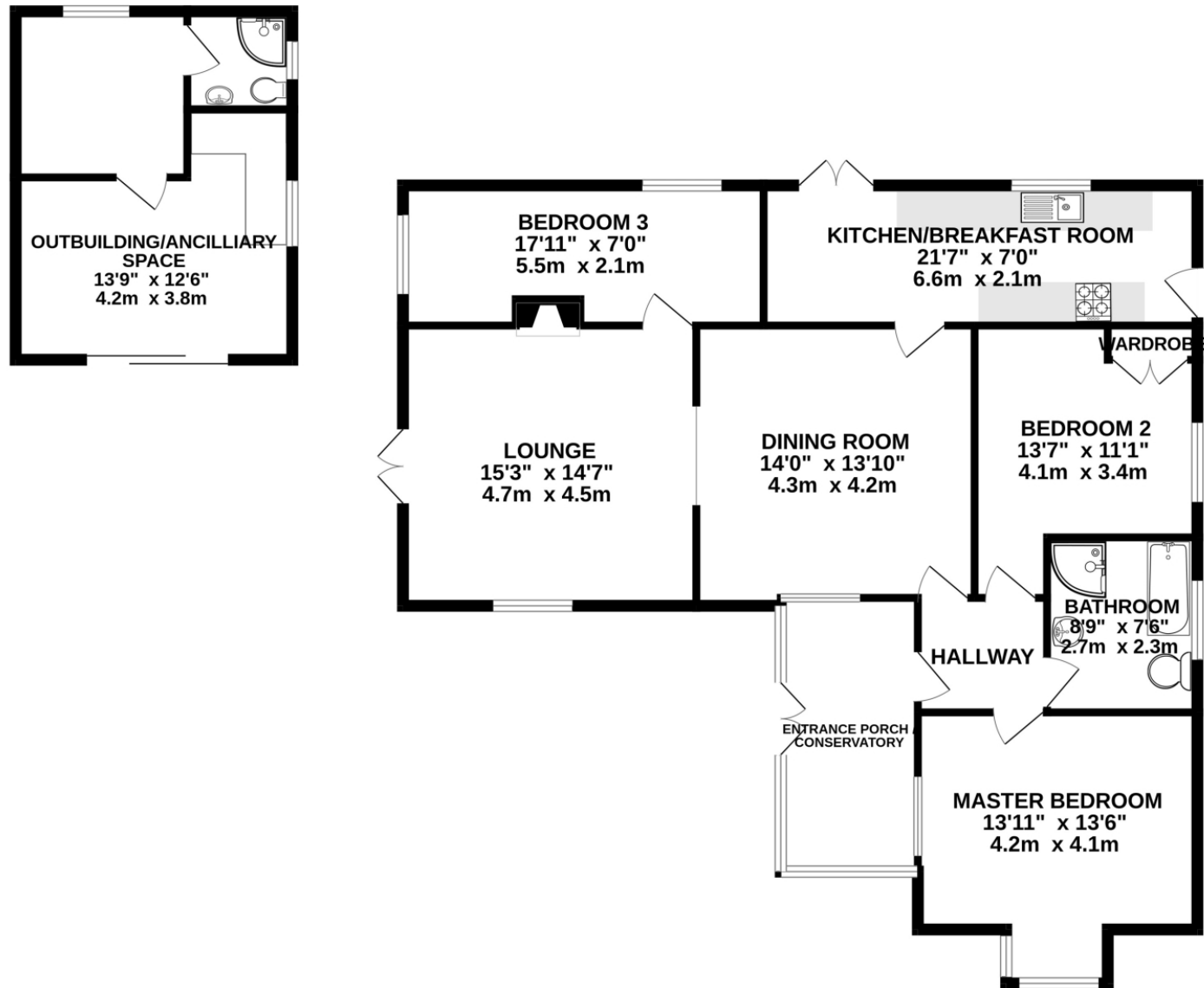
To the side is a gravelled extension to the drive behind twin timber gates from the main drive. This space can be accessed by casement doors from the sitting room and has a southerly aspect. It could be a further area of garden or additional parking for a motorhome, boat/caravan.

**Local Authority & Council Tax Band:** Dorset, D

**Energy Performance Certificate:** E



**GROUND FLOOR**  
1391 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.3 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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