

Sandy Lane,
St Ives, Ringwood, BH24 2LH



MEYERS
MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £700,000

This beautifully presented turn key detached bungalow is situated in a desirable location, conveniently located within easy access to the A31 and close to the popular Moors Valley Country Park and Castleman Trailway and within walking distance to local shops. This home has been finished to an exceptional standard throughout and has undergone recent building work to include a 21'2" X 17'8" ft games/dining room extension, new roof, flooring, doors and windows and additions to the kitchen. A perfect property for someone who is looking for a home which has low maintenance and offers great entertaining and sociable accommodation.

 2  3  1  Multiple

- Extended in 2023 to Create a 21'2" X 17'8" ft Games Room
- Stylish Two Shaker Style Kitchen with Quartz Worksurfaces
- Oak Effect Karndean Flooring
- Enclosed Porch with High Grade, Multi Locking, Aluminium Front Door
- Recently Fitted UPVC Windows and Doors
- Roof - Recently undergone re Felt, battened and Tiled
- X12 P.V Solar Panels which benefit from a Feed-in Tarriiff
- Private South/West Facing Low Maintenance Garden
- E.V Car Charger

Entrance Porch

UPVC sliding glazed door provides access into to the enclosed porch which has an opaque side panelled window with a built-in letterbox, feature Purbeck stone wall and marble porcelain tiled flooring.

Hallway

A recently fitted high grade Aluminium front door with multi point locking system and side panelled window, provides access into the bright and airy entrance hallway. Featuring two fitted cupboards, one housing the Glow Worm combination boiler and water softener and the other housing the internet hub/connections and benefits from electrical sockets within. The flooring through the property, aside from the bathroom, has been laid to Oak effect Karndean flooring and a ceiling hatch in the hallway provides access to the

partially boarded loft space which has been fitted with a pull down ladder and has lighting within.

Kitchen/Breakfast Room

A partially glazed Oak door provides access from the hallway into the spacious kitchen/breakfast room which enjoys a view over the south facing rear garden. The stylish two tone shaker style kitchen has been fitted with a comprehensive range of floor and wall mounted units with a contrasting Quartz work surface, upstands, window sill and splashback and is fitted with a stainless steel inset sink with a mixer hose tap and a four ring hot point gas hob with an extractor over. Appliances within the kitchen include an integral dishwasher, fridge/freezer, washing machine and a mid-height oven and grill and there is space for a tumble dryer. The kitchen itself offers ample storage with a recently fitted utility cupboard with built in shelving and a

fixed island with matching Quartz worksurface, deep pan drawers and space for four stalls. A part glazed personnel UPVC door provides access to the rear garden.

Sitting Room

Another part glazed Oak door from the hallway leads into the snug sitting room which has been fitted with a wood burner style gas fireplace with a feature brick surround, granite hearth and Oak mantle over, creating a lovely focal point to the room. There are provisions for a wall mounted T.V and there is ample space for freestanding furniture and sofa suites.

Games/Dining Room

The owners extended the property circa 2023 to create a games room/dining room or additional reception, entertaining space. This versatile room is accessed from the sitting room via UPVC glazed sliding

doors and is flooded with natural light from the apex roof lantern and a bank of sliding patio doors which lead out to the south/west rear courtyard rear garden. The room has multiple sockets, LED lighting within the roof lantern, full height panelled radiators.

Bedroom 1

The generous size primary bedroom has an aspect to the front elevation and benefits from two sets of built-in wardrobes which have internal shelving and drawers and also features a fitted dressing table with overhead cabinets for further storage. The is ample room for a king size bed and bedside tables.

Bedroom 2

Bedroom two is located to the front elevation and is also double in size and benefits from fitted wardrobes. Currently utilised as a home gym and office space.

Bedroom 3

Located to the front elevation, bedroom three has been converted into a bespoke dressing room and is finished with a range of floor to ceiling wardrobes and cabinets with built in rails, shoe racks and drawers.

Bathroom

The spacious and luxurious family bathroom has been finished to a high standard with tiled flooring and walls, featuring a large walk-in shower with a ceiling mounted rainfall shower head and separate attachment with alcove storage and wall mounted valves, wall mounted ceramic basin with pull-out storage, W.C with enclosed cistern, double ended bath with pullout shower attachment, wall mounted valves and the central mixer tap, wall mounted full height towel rail and an opaque opening window to the side elevation.

Externally

The drive way is enclosed with panelled fencing, concrete posts and kickboards with brick piers providing an attractive entrance to the block paved driveway, which has parking for multiple vehicles. Shrub and tree borders provide a lovely outlook from inside the property and there is space for a storage shed if required. Paths to both sides of the bungalow provide access to the rear garden and an electric E.V charging point is fitted to the west elevation.

The private and secluded south facing rear garden has been landscaped for low maintenance and has been finished with a light grey sandstone patio, raised sleeper borders and high fencing with concrete posts and kickboards. A perfect space for socialising and entertaining, connecting the kitchen and games room and creating an inside/outside flow to

the property. Hot and cold water taps are located to the side elevation along with external electrical sockets and there is space for an additional shed or outdoor storage box at the rear of the property.

Location

Sandy Lane is easily accessible from the A31 and is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. St Leonards is a sought after area found just a short distance from the popular and bustling market town of Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the

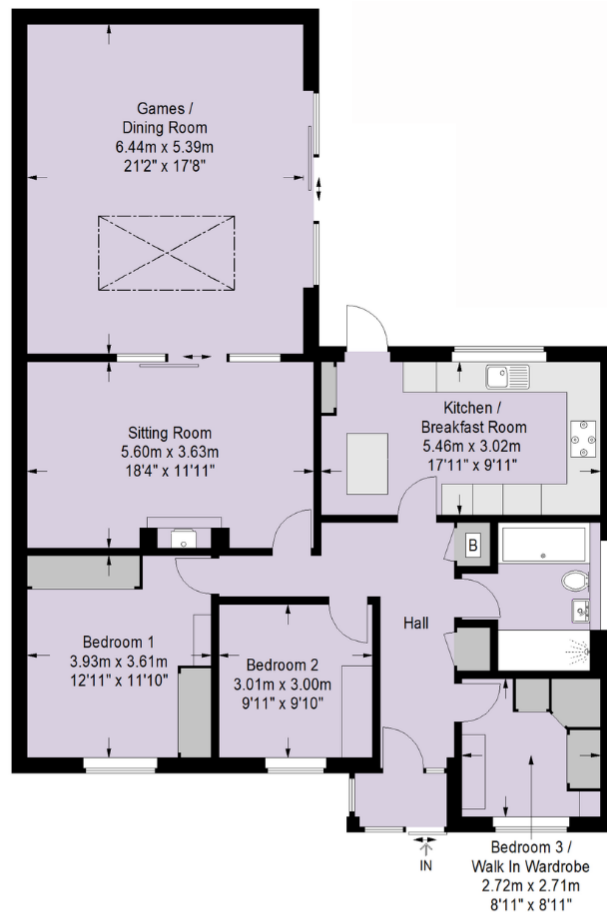
from the beautiful local beaches and is a 'stone's throw' from the popular Moors Valley and Avon Heath Country Parks and the Castleman Trailway.

Viewing is highly recommended to appreciate the attention to detail within this property and the extensive work which has been undertaken since ownership

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC C
COUNCIL TAX E





PARKING: 

SANDY LANE, ST IVES
RINGWOOD
BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	1392 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	1392 SQ FT
COUNCIL TAX	E
EPC RATING	C
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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