

**Woolsbridge Road,**  
**BH24 2LP**





# Asking Price: £375,000

Dating back to 1924, this charming two double bedroom home has been carefully refurbished to a high specification. Starring high ceilings, large windows and character features throughout this lovely property sits on a generous plot including an enclosed west-facing garden. Benefiting from an extended living room, kitchen/breakfast room, contemporary shower room, driveway parking and garage, a landscaped garden and with space suitable for further expansion, making it an ideal home for a range of buyers.



1



2



1



Garage and Driveway



- Two Double Bedroom Bungalow
- Detached Garage
- Large West Facing Garden
- Driveway Parking for Multiple Vehicles
- New Roof in 2024
- Within St. Ives School Catchment
- Extensively Refurbished Throughout
- Potential for Further Extensions

## Entrance Hallway

Approached via an open shingle driveway, the property is entered via a composite front door opening into a welcoming hallway, finished with oak-effect LVT flooring. The hallway provides access to all principal rooms and features a loft hatch with ladder leading to a boarded loft space with power and lighting. The Worcester combination boiler installed in 2024 is located in the loft space.

## Living Room

The living room is a bright and characterful space, featuring a corner fireplace with oak beam detail, creating an attractive focal point.

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An extended section to the rear enjoys a double aspect and benefits from French doors opening directly onto the patio, allowing natural light to flood the room and providing seamless access to the west-facing garden.

## Kitchen / Breakfast Room

The kitchen is fitted with shaker-style base units, complemented by contrasting wood-effect worktops. A double glazed window overlooks the rear garden, while appliances include an oven, induction hob, and space for a freestanding washing machine and fridge freezer. There is ample room for a breakfast table, making this a practical and sociable space.

## Porch

Open to the kitchen via an archway the useful porch side porch is a versatile space that could double as a utility or laundry area. With private side access and window this light area offers further practicality for everyday living.

## Bedroom 1

Currently utilised and photographed as an office the larger of the two bedrooms sits to the front left of the bungalow and features the same high ceilings and large windows seen throughout. Complete with modern décor and carpeted flooring this room is large enough to accommodate free standing furniture as required

## Bedroom 2

A similar size to the primary bedroom across the hallway bedroom two is a well-proportioned double room, featuring decorative wall panelling, carpeted flooring, double glazed windows, a radiator and free standing wardrobe storage.

## Shower Room

The modern shower room comprises of a mains-fed corner shower, low level WC, wash hand basin with vanity cupboard, obscure window to the rear and a wall-mounted illuminated mirror, creating a contemporary and functional space.

## Driveway & Garage

The spacious shingle driveway offers ample parking for multiple vehicles whilst a secure side gate to the left of the property

Provides access to the garage. Complete with power and lighting the timber frame garage features a side door and double aspect windows.

## Garden

The spacious, long and flat west-facing garden is a real feature of the home and benefits from a patio area ideal for outdoor seating, established and mature flower beds to both sides, a large lawned area and a shed positioned to the rear. Secure gated access leads to the shingle driveway, with fencing providing privacy and enclosure throughout.

## Important Info

EPC Rating: C

Council Tax Band: D

Local Authority: Dorset

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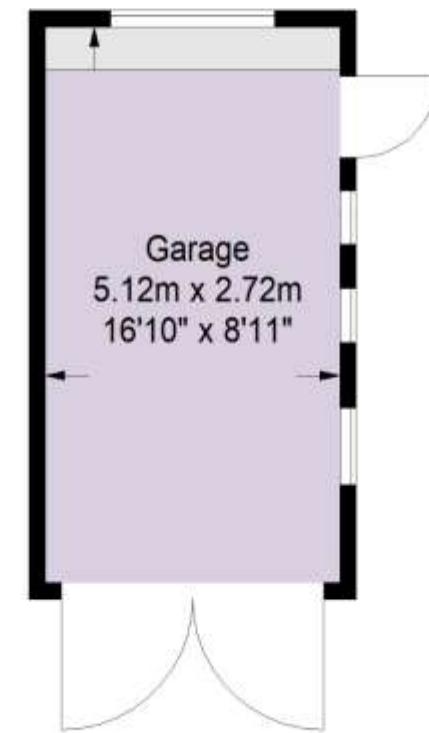
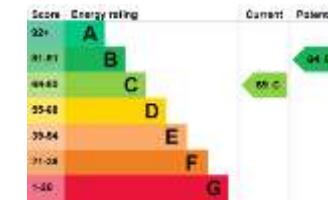
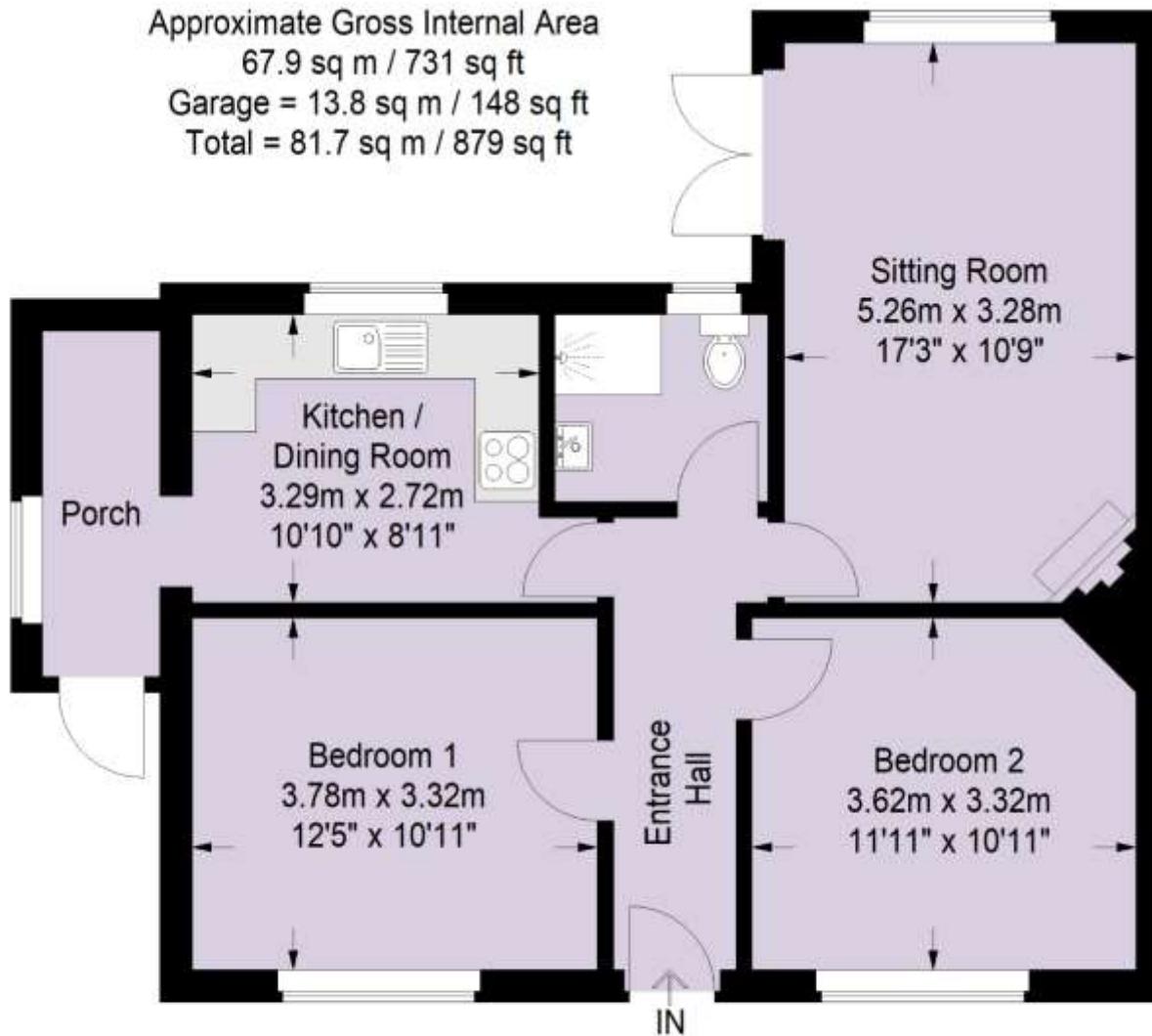


## Location

Woolsbridge Road is a popular residential street at the centre of Ashley Heath, St Leonards and St. Ives, Ringwood. Conveniently situated just moments from the popular St Ives Primary School this sought after area is just a short drive 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 beautiful local beaches and is a 'stone's throw' from the popular Moors Valley Country Park.



Approximate Gross Internal Area  
67.9 sq m / 731 sq ft  
Garage = 13.8 sq m / 148 sq ft  
Total = 81.7 sq m / 879 sq ft



(Not Shown In Actual Location / Orientation)

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