



HEARNES
WHERE SERVICE COUNTS

Compton Beeches, St. Ives, BH24 2PN

A delightful, private and established rear garden, that extends to around 50', plenty of parking and no forward chain, are just a few features of this charming, spacious and flexible bungalow, that is being offered for sale with no forward chain.

The property has been thoughtfully extended, creating versatile accommodation that would suit retirees, a family or anyone needing annexe potential.

There are 3 double bedrooms (with plenty of useful storage), 2 bath/shower rooms (one en-suite) and the potential fourth bedroom off the utility room.

The L-shaped sitting/dining room enjoys a dual-aspect to the rear, looking out over the peaceful gardens and has glazed casement doors into the hallway.

This fine home further benefits from a well-planned and fitted kitchen, double glazing and gas central heating.

The rear garden can be accessed by doors from the utility room and lounge/dining room. The gardens extend to around 50' in depth and are enclosed by fencing with mature trees shrubs and hedging and numerous timber outbuildings/store sheds.

To the front is a large driveway providing plenty of parking/turning. It leads to the garage which has been partially converted and now provides space for garden furniture/bikes etc.

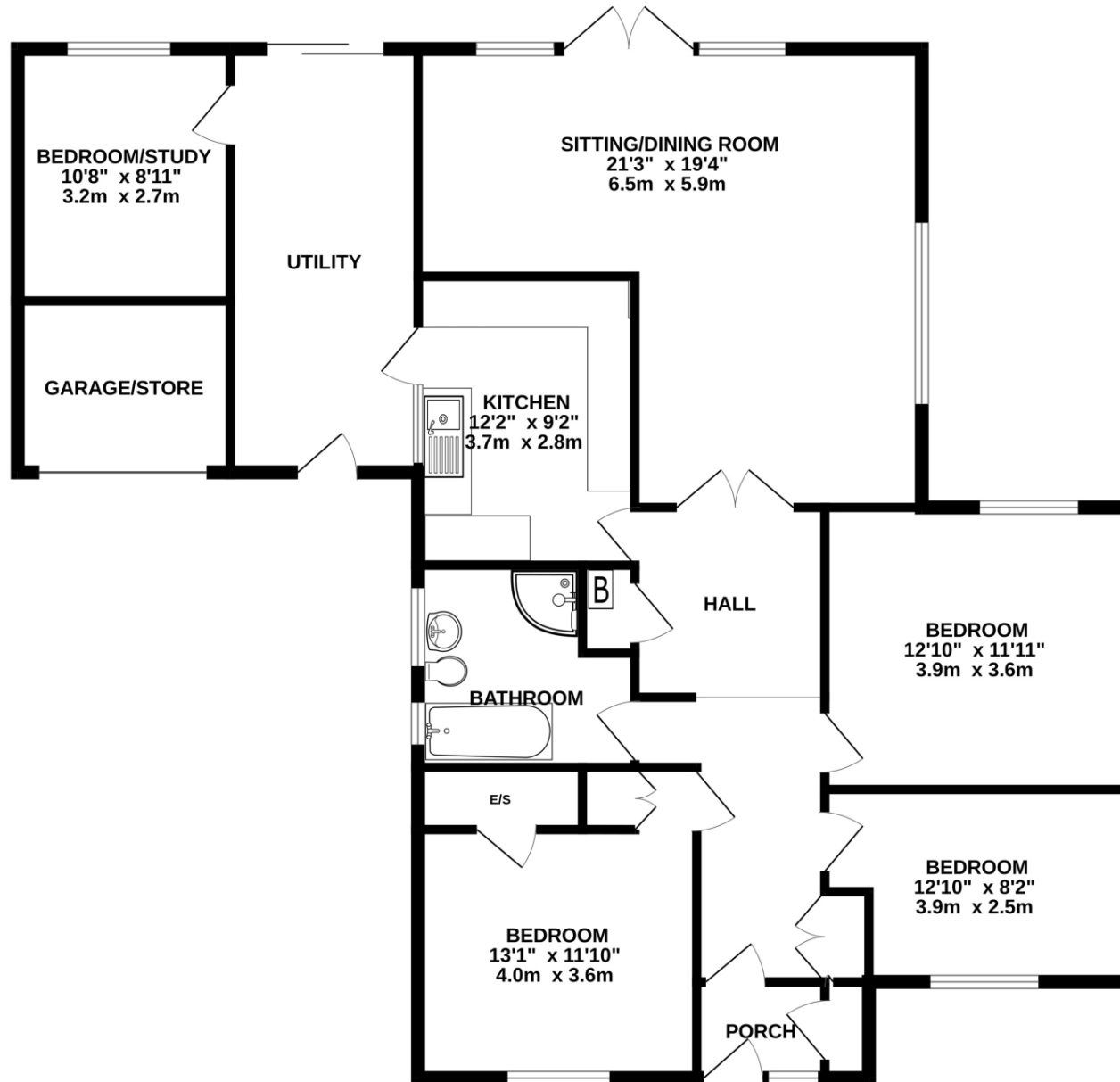
Local Authority: New Forest

Council Tax Band: E

Energy Performance Certificate: Rating D



GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 1392 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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