SANDY LANE

ST IVES | RINGWOOD | BH24 2LG

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MOVING BEYOND EXPECTATIONS

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Guide Price: £750,000

A generously proportioned and versatile detached bungalow, built circa 1989, offering spacious and well-presented accommodation throughout. The property features three/four double bedrooms, including a principal bedroom with a contemporary en-suite, alongside a stylishly appointed kitchen, separate utility room and a spacious sitting room opening into a conservatory. A further reception room provides the flexibility to be used as a formal dining room, study or fourth bedroom, depending on individual requirements. Externally, the property benefits from a substantial driveway providing off-road parking for multiple vehicles, an oversized garage and with established wrap around gardens, together with a superb south-westerly facing side courtyard ideal for outdoor dining and entertaining.

2 | 3/4 | 2 | Garage & Multiple

- Spacious Detached Bungalow – Over 1700 SQ FT
- Over size Garage and Ample Driveway Parking for Multiple Vehicles
- Impressive, High Specification Kitchen/Breakfast Room
- Utility Room
- En-suite Shower Room and Separate Bathroom
- Private and Secluded Gardens
- Conservatory
- Light and Airy Entrance Hallway
- Close to Castleman Trailway and Moors Valley Country Park
- St Ives Primary/Junior School Catchment

Entrance Hallway

A composite front door with glazed side panels opens into a bright and welcoming entrance hallway, providing access to all principal rooms. There is an internal door to the sitting room, double doors to the dining room/study and access to the kitchen and bedrooms. A useful storage cupboard incorporates shelving, alongside the alarm system and sensor lighting. A ceiling hatch with a pull-down ladder provides access to the loft space, which benefits from lighting, power and partial boarding.

Sitting Room

A generously proportioned reception room enjoying a triple aspect to the front and side elevations, providing ample space for a sofa suite and freestanding furniture. The current owners utilise the room as a combined sitting and dining area, highlighting its versatility. A feature fireplace with a wraparound stone mantel and electric fire creates an attractive focal point and a cosy atmosphere.

Conservatory

Accessed from the sitting room via sliding uPVC doors, the conservatory provides a further reception area, enjoying a pleasant south-westerly aspect. Dwarf brick walls are complemented by wraparound glazing, allowing plenty of natural light, while a uPVC door opens directly onto the patio.

Dining Room / Study / Bedroom Four

Accessed from the entrance hallway via double doors, with an additional double doors leading from the sitting room, this versatile room is currently arranged as a study but could equally serve as a formal dining room or fourth double bedroom, if required. A fitted desk and storage cupboard provide practical workspace and storage. A uPVC door with glazed side panels opens onto the side patio, while the additional glazing allows natural light to flow into both the room and entrance hallway.

Kitchen / Breakfast Room

Accessed from the hallway via a partially glazed internal door, the kitchen has been finished to a modern, high specification, featuring a comprehensive range of wall and floor-mounted units complemented by contrasting granite work surfaces, matching upstands and splashbacks. An inset composite sink with mixer tap sits beneath a large window overlooking the side elevation, with a matching granite windowsill. Integrated appliances include a Neff gas hob with extractor above, a mid-height built-in Neff double oven, an integrated fridge freezer, a separate under-counter freezer and a dishwasher. Additional features include pull-out waste bins, soft-close drawers, a pull-out larder and hinged wall cupboards. Under-cabinet and cupboard LED lighting enhances the workspace, while tiled flooring continues through to the adjoining utility room.

There is also space for a small breakfast table, together with a full-height panelled radiator.

Utility Room

Leading directly from the kitchen, the utility room provides valuable additional storage, with a further range of wall and floor-mounted units and a work surface incorporating a stainless-steel sink and drainer with mixer tap. There is space and plumbing for a washing machine and tumble dryer, with a glazed splashback and LED cabinet lighting completing the room.
The boiler is concealed within a wall cupboard, while a water softener is housed within a floor cupboard. An internal door leads to the airing cupboard, which contains the hot water cylinder, pressurised heating system.

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Bedroom 1 with En-Suite

The principal bedroom is situated at the rear of the bungalow and enjoys a pleasant outlook over the garden. Generously proportioned, the room benefits from an extensive range of fitted furniture, including wardrobes, drawers, bedside units and a dressing table. Provision is also in place for a wall-mounted television. An internal door leads to the en-suite shower room, finished to a high specification. Fittings include a wall-mounted ceramic wash basin with waterfall-style mixer tap and vanity storage beneath, alongside a wall-mounted WC with concealed cistern and surrounding fitted storage. A walk-in shower enclosure features a glazed hinged door, rainfall showerhead, separate handheld attachment and mixer controls. Fully tiled walls and flooring complete the contemporary finish, with an opaque opening window to the side elevation and an illuminated wall-mounted mirror.

Bedroom 2

A further generously proportioned double bedroom situated to the rear of the bungalow, also enjoying a pleasant garden outlook. The room benefits from fitted wardrobes and drawers, providing excellent storage, with ample space for a king-size or super king-size bed.

Bedroom 3

A versatile bedroom suitable for a small double bed, featuring a bank of fitted wardrobes and built-in shelving to provide useful storage. A window overlooking the side elevation allows natural light into the room.

Family Bathroom

The spacious family bathroom is fitted with a low-level WC and ceramic wash basin with mixer tap and vanity storage beneath, complemented by an illuminated mirror. A P-shaped bath with traditional-style taps is fitted with a glazed shower screen, wall-mounted rainfall showerhead, separate handheld attachment and mixer controls. Tiled walls and flooring provide a practical finish, while an opaque opening window to the side elevation allows natural light and ventilation.

Garage

An oversized garage offering ample space to accommodate a vehicle, with additional room for storage. The garage benefits from an electric up-and-over door, internal lighting, access to the roof space for additional storage and a pedestrian door providing convenient access towards the rear garden.

Externally

Front Garden:

The property is approached via a tarmac driveway providing parking for multiple vehicles and leading to the garage and covered entrance porch. Established hedging provides a degree of privacy along the front and side boundaries, complemented by mature trees and shrubs. A block-paved pathway leads to a gated side courtyard and the rear garden, with additional planted areas contributing to the established setting.

Side Courtyard and Rear Garden:

The block-paved side courtyard enjoys a wonderful south-westerly aspect and offers an excellent space for outdoor dining and entertaining. Enclosed by fencing, dwarf brick walls and established planting, the courtyard benefits from multiple access points from the bungalow, including the conservatory, dining room/study and utility room. The courtyard leads through to the rear garden, which is predominantly laid to lawn and features two additional seating areas, a garden shed for storing equipment and established trees, shrubs and planted boundaries.

Gated side access provides a convenient route around the property, while a further pedestrian door serves the rear of the garage. The garden offers a private and established outdoor setting, complemented by exterior lighting around the property with external power sockets to the front and rear/side elevation.

EPC C

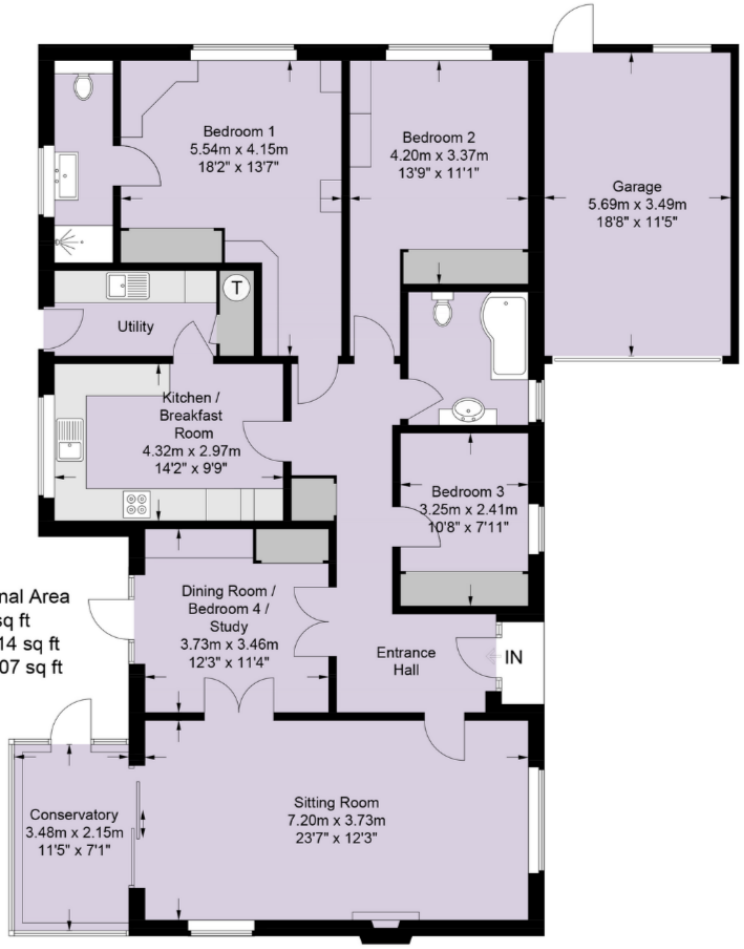
COUNCIL TAX BAND F

COUNCIL DISTRICT DORSET

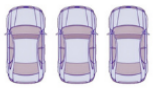
TENURE FREEHOLD

Location

The property sits in a favourable position within Sandy Lane, St Ives. Moments from the highly desirable St Ives primary and junior school and St Ives is easily accessible from the A31 and surrounded by a Nature Reserve. It is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. St Ives 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 beautiful local beaches and is a stone’s throw from the popular Moors Valley and Avon Heath Country Parks and the Castleman Trailway.



Approximate Gross Internal Area
138.7 sq m / 1493 sq ft
Garage = 19.9 sq m / 214 sq ft
Total = 158.6 sq m / 1,707 sq ft



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APPROXIMATE AREAS		
GROUND FLOOR AREA	1493	SQ FT
FIRST FLOOR AREA	N/A	SQ FT
TOTAL FLOOR AREA	1707	SQ FT
COUNCIL TAX		F
EPC RATING		C
APPROXIMATE UTILITY COSTS		

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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.