



HEARNES

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# Pedum, Gravel Lane, RINGWOOD, BH24 1LL

A lovely, private and established rear garden (measuring around 65' by 50'), plenty of parking and a double garage (with attached workshop/office), are just a few features of this fantastic, detached bungalow that offers spacious and flexible accommodation.

This charming property has been owned and enjoyed by the same family since it was almost new in 1984. They originally bought it because of the incredibly convenient location, being less than 800 metres from Ringwood Town Centre as well as the ease of access onto the A31.

Whilst well maintained, this impressive and unique bungalow offers excellent potential to both improve and extend.

The well planned accommodation briefly comprises three double bedrooms and two bath/shower rooms (en-suite shower to master), with an additional cloakroom which has more than enough space to convert into another shower room.

The kitchen has a useful breakfast bar area and is fitted in a range of matching wall and floor mounted units with contrasting worktops and tiled splashbacks and a door into a rear porch.

The sitting/dining room enjoys a dual-aspect with feature log burner and sliding patio doors that open out into the garden.

This impressive home further benefits from gas central heating, with an efficient air source heat pump, double glazing, hot water tubes and PV solar panels, which are owned not leased.

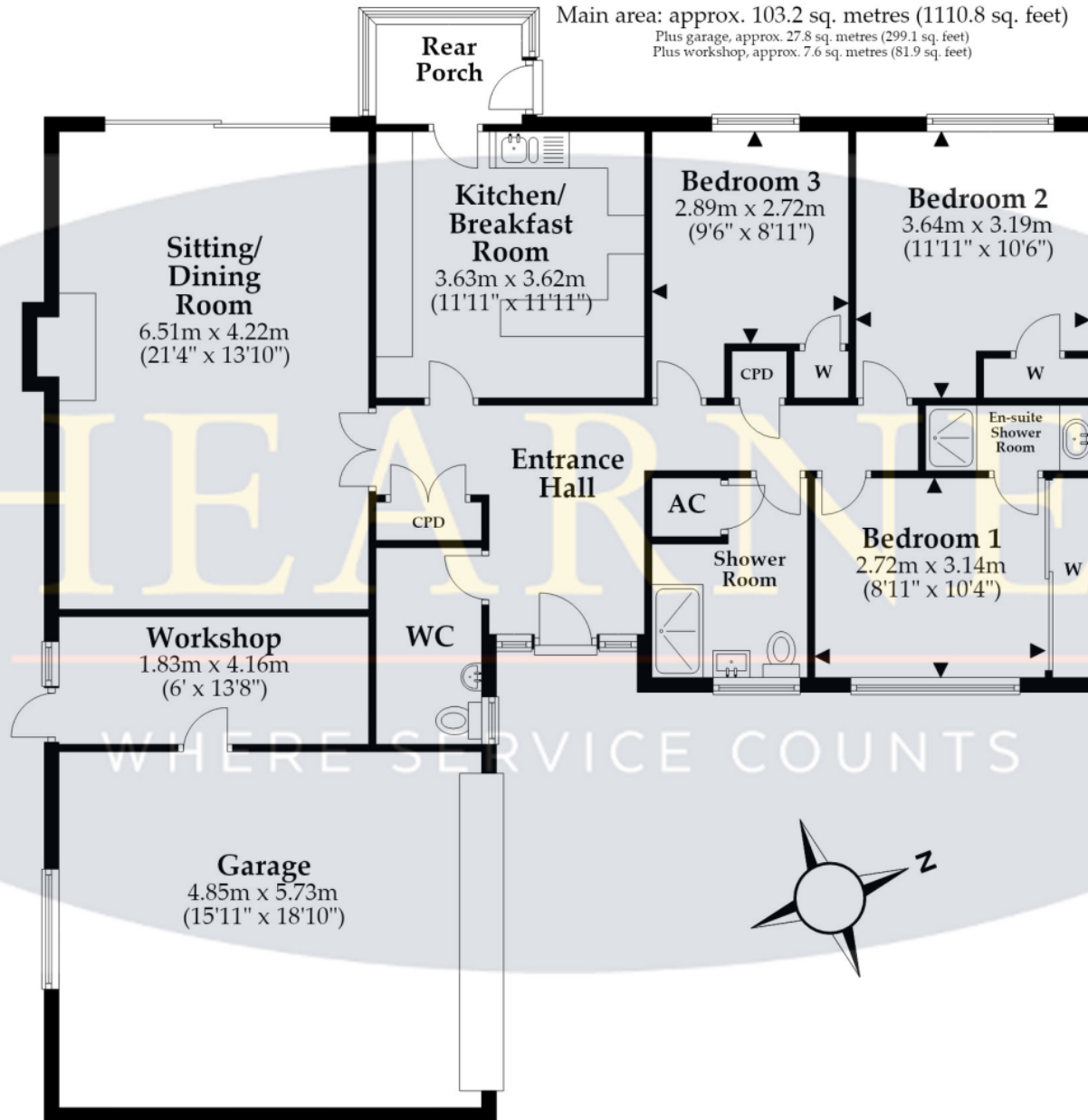
The rear garden extends to around 50' in depth by a maximum of 65' in width and is enclosed by fencing and brick/block wall. It has been primarily laid to lawn for ease of maintenance, with stocked flower and shrub beds and a paved patio, which is accessed by sliding doors from the sitting room. There is also a large timber garden store.

A five-bar gate leads to the driveway that offers plenty of parking/turning. This in turn leads to the side gate (which accesses the garden) and the attached double garage (remotely operated roller shutter door) and separate workshop. The workshop is accessible from the garage as well as having its own rear door. It has power/light and could easily be used as a home office.



## Ground Floor

Main area: approx. 103.2 sq. metres (1110.8 sq. feet)  
Plus garage, approx. 27.8 sq. metres (299.1 sq. feet)  
Plus workshop, approx. 7.6 sq. metres (81.9 sq. feet)



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This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



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