



HEARNES
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St Leonards, Ringwood, Hampshire, BH24 2LR

FREEHOLD PRICE £450,000

This extremely well presented chalet property was, we understand professionally refurbished in 2011. There are double glazed windows together with a double glazed conservatory added by the current owners. Oak style internal doors, quality bathroom fittings throughout and versatile accommodation with both ground and first floor bedrooms. The property is set on a good size plot along a pleasant residential road in St Leonards.

The entrance to the chalet immediately offers an impression of light and space with a galleried landing. A staircase with Oak style spindles and balustrade leads to the to the first floor and the sitting room sits to the front of the property which has a large picture window allowing maximum light. The master bedroom is also on the ground floor with an adjacent modern ensuite bathroom. The second bedroom, again on the ground floor is a double room and is currently utilised as a study / dining room. In addition to the ensuite is a separate cloakroom accessed from the hallway. A spacious kitchen / dining room provides a lovely open space with a modern fitted kitchen and granite work surfaces. Integrated appliances include an electric oven with induction hob. Space for American style fridge / freezer and integrated dishwasher. There is ample space for a kitchen / dining table to one end, with the removal of a central breakfast bar area. A beautiful conservatory has been recently added by the current owners and has doors to the garden. The first floor has two double bedrooms which are both fitted with cupboards/ wardrobes and are serviced by the family bathroom which again is fitted with a lovely modern suite.

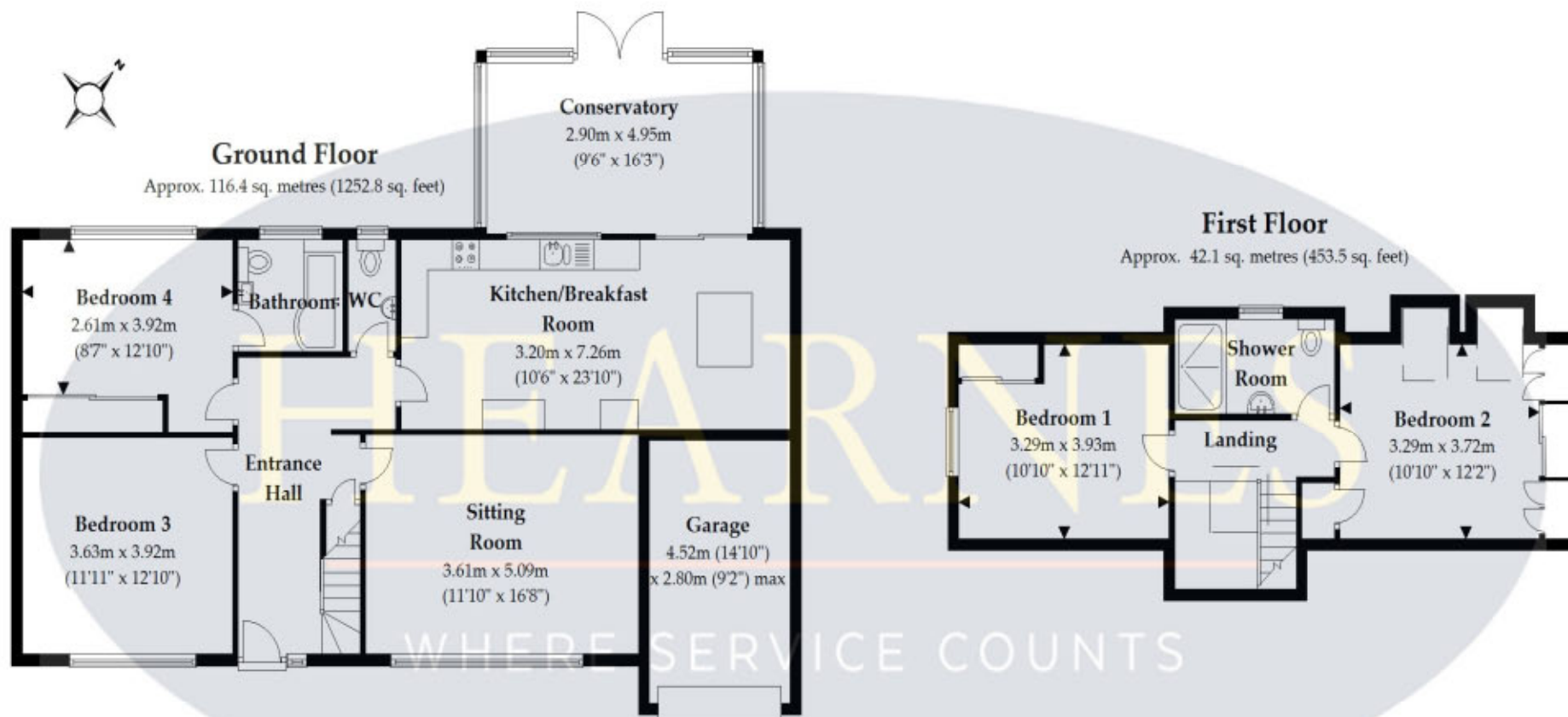
Outside the property is accessed via an in and out carriage driveway with low level brick wall and parking for several vehicles. The garden is mainly laid to lawn with planted borders and enclosed by hedging and fencing. To the side of the property is the single garage with light & power and an electric garage door, the garage also houses the gas fired combi boiler.

Situation: This impressive chalet style home is situated in a popular residential location within a short drive of the open woodlands of Ashley Heath, the New Forest and Moors Valley Country Park with fabulous walks and a golf course, also providing good commuter links to Bournemouth, Southampton and the market town of Ringwood.

COUNCIL TAX BAND: F ENERGY EFFICIENCY RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





 **LJT SURVEYING** Total area: approx. 158.5 sq. metres (1706.3 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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