DANEHURST

ESTATE AGENTS



SANDY LANE, ST. IVES, RINGWOOD, BH24 2LE

Guide Price £800,000 - £850,000


Mum
Happy Mother's Day

** Price Guide £800,000 - £850,000 **

This family home in a prestigious setting, offering generous living space of 2,804sq.ft with an abundance of character features. From the moment you enter the impressive reception hall, with its wide staircase leading to the first floor landing with high vaulted ceilings.

The heart of the home is the exceptionally spacious kitchen, complete with a walk-in pantry providing excellent storage. Flowing seamlessly into the breakfast room and conservatory via stylish bifold doors, this area is perfect for relaxed family living and entertaining.

The principal reception room is a generously proportioned L-shape, featuring a large sitting area with French doors opening onto the garden and a cosy wood-burning stove, ideal for winter evenings. Adjacent to this is a dedicated dining area with window to the side elevation. Additional ground floor spaces include an office, a further reception room, and a conveniently placed cloakroom/WC. A central lobby provides access to the integrated garage.

Upstairs, the spacious principal bedroom overlooks the rear garden and boasts a large en-suite. Bedroom two also enjoys en-suite facilities, while two further well-proportioned bedrooms are served by a stylish family bathroom.

Externally, the private rear garden is fully enclosed and beautifully landscaped with mature herbaceous borders, a generous lawn, a large patio area, and a sun terrace for outdoor relaxation. The front garden is smartly hard-landscaped, offering ample off-road parking and a high degree of privacy.







- Spacious Versatile Accommodation of 2,804sq.ft
- 4 Bedrooms
- 3 Bath / Shower Rooms
- 4 Reception Rooms
- Fantastic Kitchen / Breakfast / Family Room
- L shaped Sitting Room with Log burner and Dining area
- Office and Play Room
- Double Garage and Ample Parking
- Beautiful Gardens
- Council Tax Band F











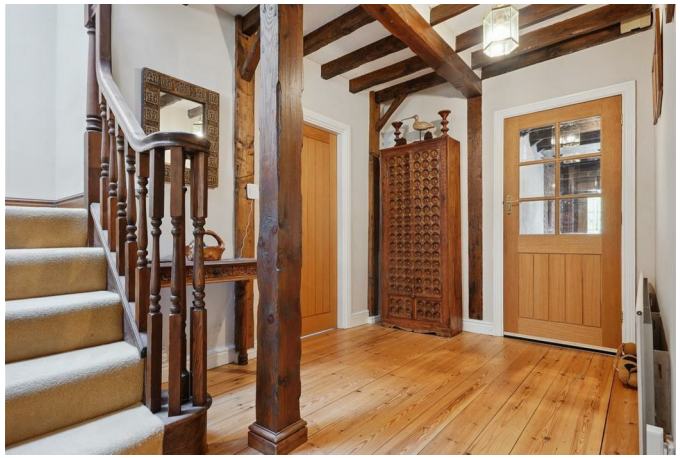




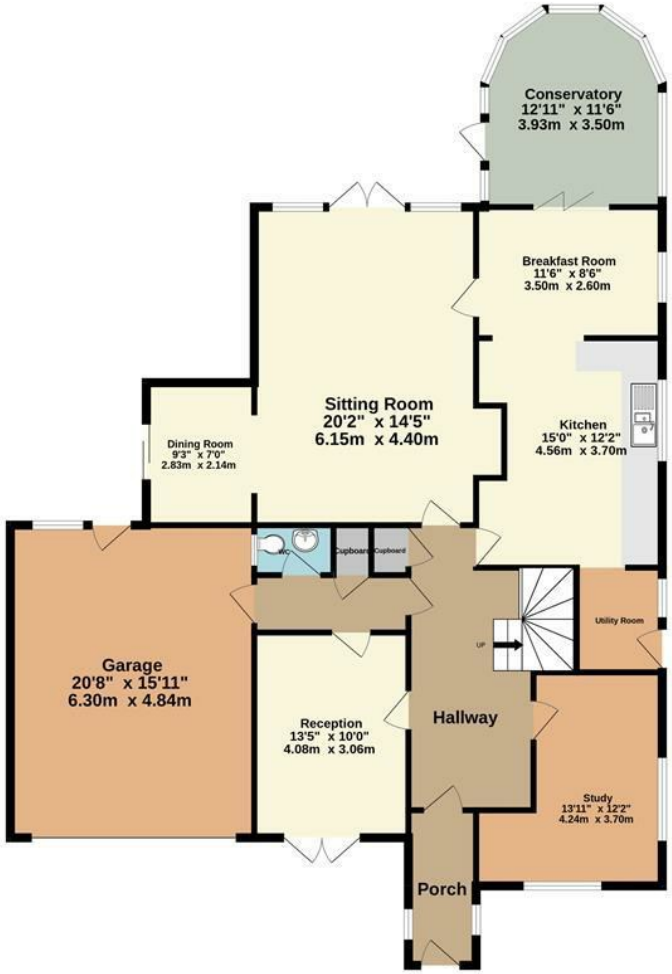
Location

Located close to the Market Town of Ringwood, with its charming array of independent shops, and cafés and restaurants. The area of St Ives is the ideal location for those seeking a peaceful yet well-connected lifestyle. St Ives is renowned for its lush greenery and its proximity to Moors Valley Country Park, where there is an abundance of walking and leisure facilities. Within the village there are good local amenities, clubs and schools catering for all age groups.

One of the key attractions of St Ives is its proximity to the New Forest National Park, a haven for nature enthusiasts and outdoor adventurers. Residents can enjoy leisurely walks, cycling trails, and horse riding, all within easy reach of their doorstep. The park's serene woodlands and open spaces provide a perfect backdrop for relaxation and recreation.



GROUND FLOOR
1691 sq.ft. (157.1 sq.m.) approx.

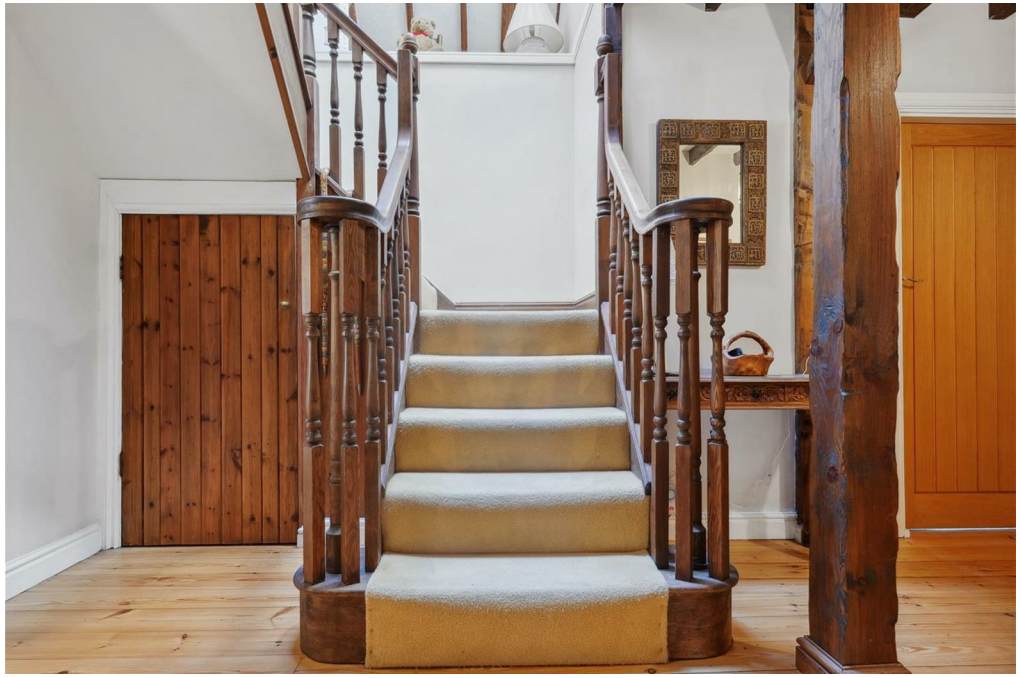


1ST FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



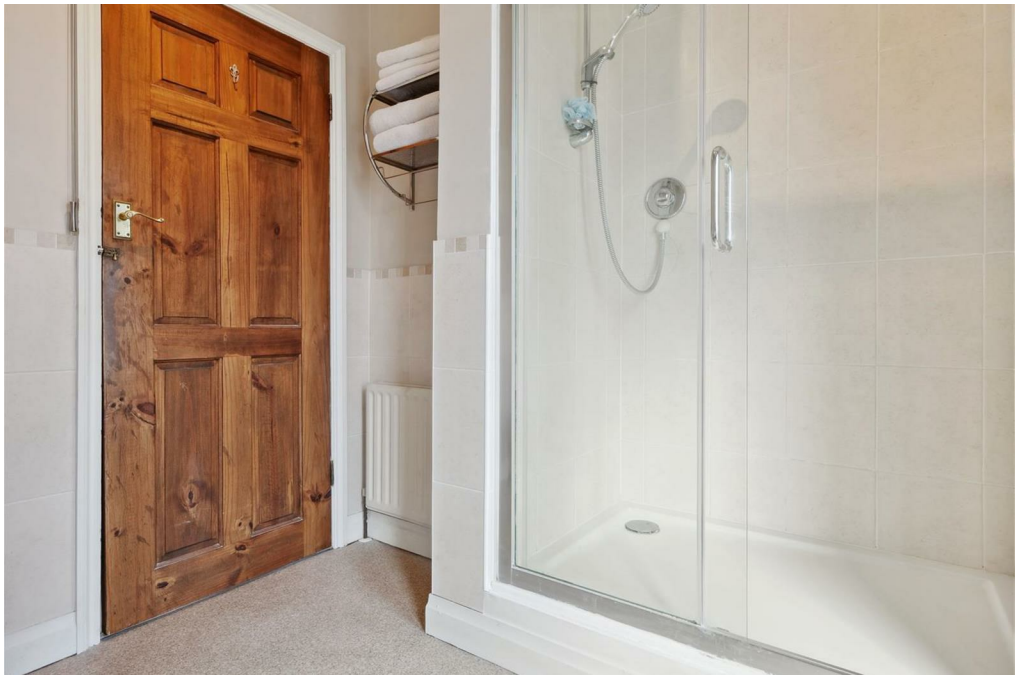
TOTAL FLOOR AREA : 2804 sq.ft. (260.5 sq.m.) approx.

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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