

33 Sandy Lane

St Ives, Ringwood, BH24 2LE

SPENCERS



33 SANDY LANE

ST IVES • RINGWOOD

A spacious, versatile and beautifully presented detached family home, offering an abundance of character and charm, with elegant high ceilings and attractive exposed beams throughout. The well-proportioned accommodation includes four double bedrooms, three bath and shower rooms, including two en suites, and three versatile ground-floor reception rooms, providing excellent flexibility for modern family living and entertaining. Further features include an impressive open-plan sitting and dining room, a well-appointed kitchen/breakfast room, a garden-side conservatory, integral double garage, ample driveway parking and a delightful landscaped rear garden. Ideally positioned directly opposite the highly regarded St Ives School and within easy reach of Moors Valley Country Park, Ringwood town centre and its excellent range of amenities, the property also benefits from superb road connections towards London, Southampton and the West Country.

Ground Floor

Kitchen • Breakfast Room • Sitting Room • Dining Area • Conservatory • Dining Room • Study • Utility • W/C • Garage

First Floor

Four Bedrooms • Two En Suites • Family Bathroom

£795,000 4 4 3





The Property

The property is approached via a front entrance porch, featuring twin porthole windows and a tiled floor, together with useful coat-hanging space. A handsome entrance door opens into an inviting reception hall, where attractive timber floorboards create an immediate impression. There is a useful cloaks cupboard, understairs storage, a staircase rising to the first floor and doors leading to the principal ground-floor accommodation.

There are three particularly versatile reception rooms, offering considerable flexibility to suit individual requirements. The study, with part-panelled walls and double-glazed French doors opening to the front, could equally serve as an additional bedroom if required. The separate dining room has previously been utilised as a playroom, cinema room, gym and ground-floor bedroom, demonstrating the adaptability of the accommodation.

The principal sitting room is an attractive and particularly spacious reception area, centred around an impressive feature fireplace with tiled hearth, timber mantel and inset wood-burning stove. Double-glazed French doors open directly onto the rear garden, while the room flows naturally into a clearly defined dining area, enjoying a window to the side elevation. There is also a return connection to the kitchen/breakfast room, creating an excellent arrangement for everyday family life and entertaining.

The kitchen/breakfast room is a particularly appealing feature, fitted with a comprehensive range of painted floor units complemented by warm timber work surfaces. Integrated appliances include a four-ring gas hob and separate oven and grill, alongside space for an American-style fridge/freezer and a useful pull-out larder cupboard. The kitchen opens into a separate utility area, providing further built-in cabinetry and space for laundry appliances, together with an external door to the side.

The kitchen also incorporates a breakfast and dining area, which opens through bi-folding doors into the garden-side conservatory. This provides an additional reception space, enjoying an attractive outlook over the garden and creating a lovely connection between the house and its outside surroundings.







The Property Continued

An inner hallway provides further useful storage, a separate cloakroom/WC and internal access to the integral double garage. The garage is fitted with an electric up-and-over door, a range of storage cupboards, work space, plumbing for washing appliances and a wall-mounted Baxi gas boiler. A further door provides convenient access to the rear garden.

From the entrance hall, a turning staircase rises to the first-floor landing, which benefits from a Velux roof window and provides space for occasional furniture, creating an ideal reading or relaxation area. There are also useful storage cupboards and doors leading to all four bedrooms.

The principal bedroom is positioned to the rear of the property, enjoying an attractive outlook over the garden. This generously proportioned double bedroom benefits from its own en suite shower room, fitted with a walk-in shower.

Bedroom two is another excellent double bedroom, positioned to the front and also enjoying the benefit of an en suite shower room. Bedrooms three and four are both well-proportioned double bedrooms and are served by an independent family bathroom.

Property Video

Point your camera at the QR code below to view our professionally produced video.











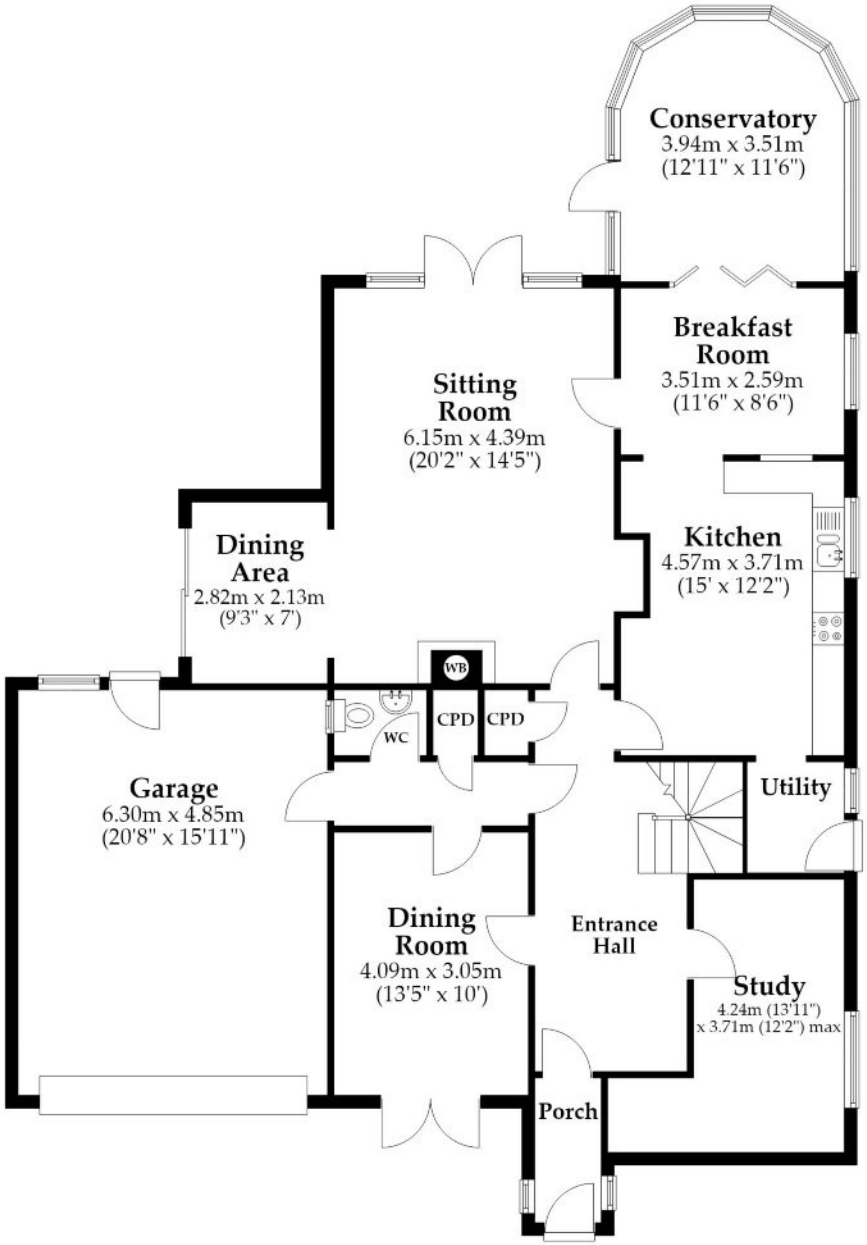




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

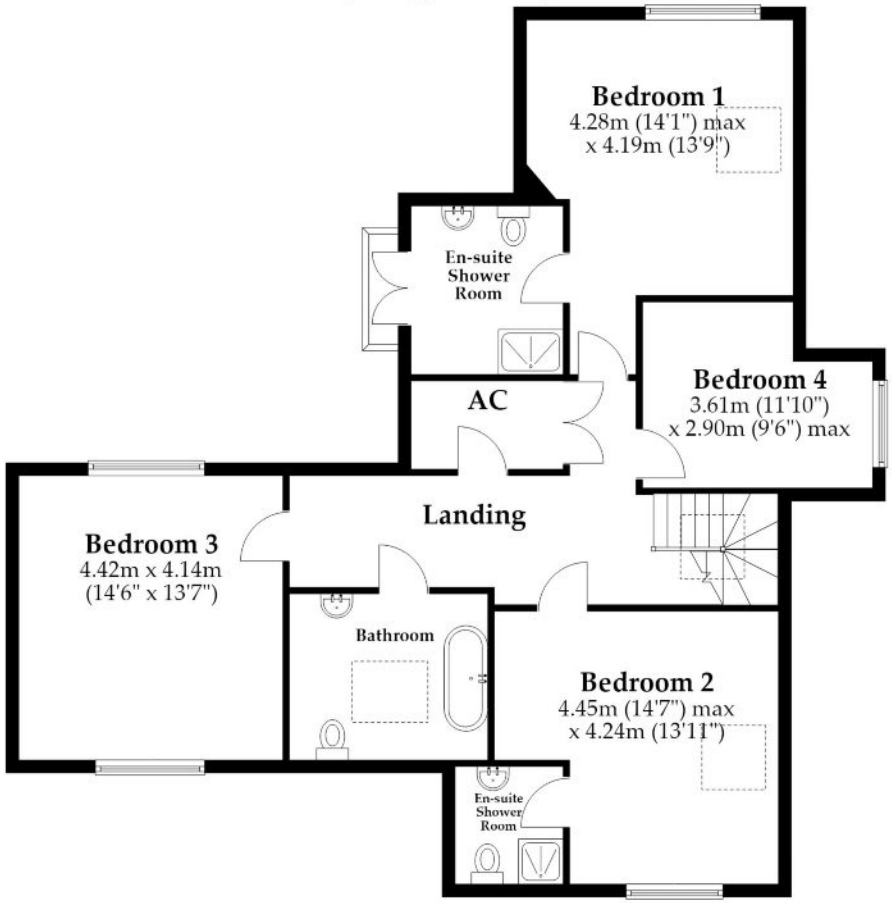
Ground Floor

Approx. 157.9 sq. metres (1699.7 sq. feet)



First Floor

Approx. 101.8 sq. metres (1095.7 sq. feet)
(excluding Juliette Balcony)



Total area: approx. 259.7 sq. metres (2795.3 sq. feet)

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

LJT Surveying





Outside

To the rear, the property enjoys a delightful and well-maintained garden, featuring an attractive expanse of lawn and a generous decked terrace immediately adjoining the house, providing an ideal setting for outdoor dining and entertaining. There is also an attractive barbecue and seating area, complemented by established flowerbed borders, colourful Acers and a variety of mature shrubs, creating an appealing and established garden environment.

To the front, a block-paved driveway provides ample off-road parking, with additional shingled parking areas. The frontage is attractively enclosed by fencing and a five-bar gate, creating a welcoming approach to the property.

Additional Information

Tenure: Freehold
Council Tax: F
Energy Performance Rating: D Current: 68 Potential: 77

Property Construction: Traditional brick and block construction

Services: Mains electricity, gas, water and drainage are connected

Heating: Gas central heating

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Restrictive Covenants: No building in front of the property

Parking: Private driveway and garage





The Situation

The property occupies a particularly convenient position in St Ives, directly opposite the highly regarded St Ives School, making it an appealing location for families. The surrounding area offers an excellent choice of countryside and leisure pursuits, with the popular Moors Valley Country Park and Forest close by, providing extensive walking and cycling trails, outdoor activities and family attractions.

The historic market town of Ringwood is within easy reach, offering a comprehensive range of independent shops, supermarkets, cafés, restaurants and everyday amenities, together with well-regarded schooling and leisure facilities. The nearby New Forest National Park and surrounding countryside provide further opportunities for walking, riding and outdoor recreation.

For commuters, the property is ideally placed for access to the A31, providing convenient connections towards Bournemouth, Southampton and the wider motorway network, with onward routes towards London and the West Country. Southampton Airport and its mainline railway connections are also accessible by road.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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