

15 Coppice Close

St Ives, Ringwood, BH24 2LB

SPENCERS


AEG





A beautifully presented and extensively refurbished detached single-storey bungalow, occupying a superb corner plot within a quiet cul-de-sac in the highly regarded St Ives area of Ringwood.

The Property

A covered entrance porch provides shelter before entering the welcoming entrance hall, which features a useful cloaks cupboard and separate airing cupboard housing a recently fitted Worcester boiler that is under warrantee until 2029. There is also an independent cloakroom, which, subject to the necessary consents and plumbing requirements, could potentially be converted to provide an additional shower room.

The principal bedroom is positioned towards the front of the property and is a generous double room, featuring a comprehensive range of fitted wardrobes with sliding doors, incorporating both hanging space and drawers.

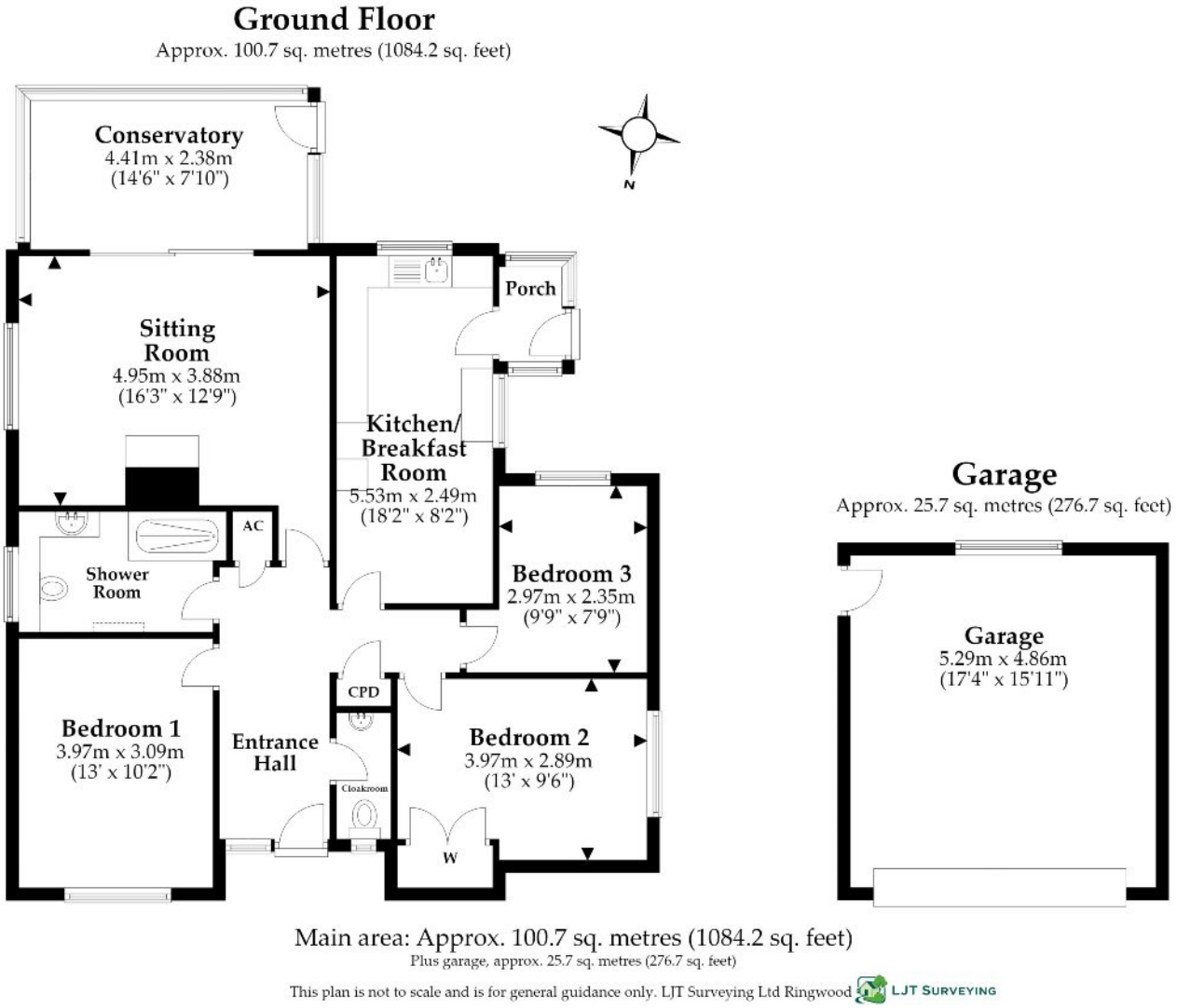
Bedroom two is also a well-proportioned double bedroom with useful fitted storage, whilst bedroom three is a further double bedroom, currently utilised as a study and providing excellent flexibility for those requiring dedicated home-working space or occasional guest accommodation.

The bedrooms are served by a superb modern shower room, fitted with a large walk-in tiled shower with twin shower heads, including a waterfall head, fitted storage cupboards, heated towel rail, low-level WC and illuminated mirror incorporating a shaver point.

£667,000

3 1 1

FLOOR PLAN



Main area: Approx. 100.7 sq. metres (1084.2 sq. feet)

Plus garage, approx. 25.7 sq. metres (276.7 sq. feet)

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

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.











The Property Continued…

The dual-aspect sitting room provides a particularly attractive principal reception space and is centred around a feature fireplace with an inset coal-effect gas fire and marble surround. Sliding doors open directly into the garden-facing conservatory, creating a lovely connection between the main living accommodation and the garden beyond. The conservatory enjoys a pleasant outlook across the south-facing rear garden and provides an additional reception space suitable for relaxing, dining or enjoying the garden throughout the year

The kitchen has been refitted with a stylish Wren kitchen, incorporating an excellent range of storage and integrated AEG appliances. These include twin self-cleaning ovens, a warming drawer, dishwasher, fridge freezer and induction hob with extractor fan above. Thoughtful storage solutions include a concealed bin store and corner carousel units, making particularly good use of the available space. There is also a one-and-a-half bowl Blanco ceramic sink and drainer with mixer tap.

A useful rear lobby provides access to the garden and has space and plumbing for washing appliances, creating a practical utility area separate from the principal kitchen.

The accommodation has been carefully arranged to provide comfortable and practical single-storey living, with the extensive refurbishment carried out during 2022/23 providing a modern and well-appointed home while retaining excellent flexibility for future owners.

Property Video

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





Outside

The property occupies a superb corner plot within this peaceful cul-de-sac, with attractive gardens extending around the property and providing an excellent degree of privacy.

The south-facing rear garden is particularly appealing and has been designed for ease of maintenance, incorporating areas of lawn complemented by colourful flowerbed borders and enclosed by mature hedging. The garden provides a pleasant and private setting for outdoor entertaining, gardening or simply relaxing in the sunshine.

There are also two substantial 8' x 6' garden sheds, together with a greenhouse, providing excellent storage and useful space for those with an interest in gardening. To the front, the garden is attractively laid to lawn with well-stocked flowerbed borders, creating an appealing approach to the property.

The property benefits from an impressive double garage, fitted with an electric up-and-over door and benefiting from both power and lighting. To the side is a useful covered carport, while the extensive driveway provides ample additional parking for a number of vehicles. The combination of the double garage, carport and generous driveway is a particularly valuable feature, offering significantly more parking and storage provision than many properties of this type.

Additional Information

Energy Performance Rating: D Current: 64 Potential: 83
Council Tax Band: E
Tenure: Freehold

Property Construction: Brick elevations with a tiled roof

Services: Mains gas, electric, water and drainage connected

Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with download speeds of up to 47 Mbps is available at this property (Ofcom).

Parking: Private driveway and garage





The Situation

The property is situated in a quiet cul-de-sac within the popular St Ives area of Ringwood, occupying an attractive corner position and forming part of the highly regarded St Ives school catchment area. The location provides an excellent balance of peaceful residential living while remaining conveniently positioned for the amenities of Ringwood and the surrounding countryside.

Ringwood town centre is within easy reach and provides a comprehensive range of independent shops, cafés, restaurants, supermarkets and everyday services. The area is also particularly well placed for enjoying the surrounding countryside, with Moors Valley Country Park and Forest close by and the New Forest National Park readily accessible, providing miles of beautiful open countryside, woodland and heathland for walking, cycling and riding.

For commuters, there is excellent access to the A31, providing convenient road links towards Bournemouth and the south coast, Southampton and Winchester, as well as connections towards London and the wider motorway network. The property's position also makes it well suited to those looking to enjoy the attractions of both Hampshire and Dorset, with the coast and New Forest within easy travelling distance.

Combining a peaceful cul-de-sac position, attractive corner plot, extensive 2022/23 refurbishment, excellent single-storey accommodation and exceptional garaging and parking provision, this is a particularly appealing and versatile bungalow in a highly regarded Ringwood location.



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