



HEARNES
WHERE SERVICE COUNTS

Sandy Lane, St Ives, Ringwood, Hampshire, BH24 2LH

FREEHOLD PRICE £699,950

A delightfully bespoke designed development of just two fabulous homes built to an exacting standard. Spacious accommodation of almost 2400 sq. ft. with some very special features. These homes are now completed and ready for occupancy.

Highlights include:

- 10 year NHBC guarantee
- All mains services
- Gas heating system with under-floor heating to the ground floor
- Pressurised hot water system
- Quality double glazed windows
- 2 sets of bi-fold doors from the kitchen/family area to the garden
- 3 contemporary recessed solar panels – Hot water
- luxurious kitchen/family area with remote lighting and quartz style worktops and integrated appliances.
- Engineered oak flooring throughout the ground floor
- Oak and glass internal doors with beautifully complimented oak and glass staircase
- 2 en suite shower rooms, family bath/shower room and ground floor cloakroom
- Alarm system
- Large gated driveway with integral garage

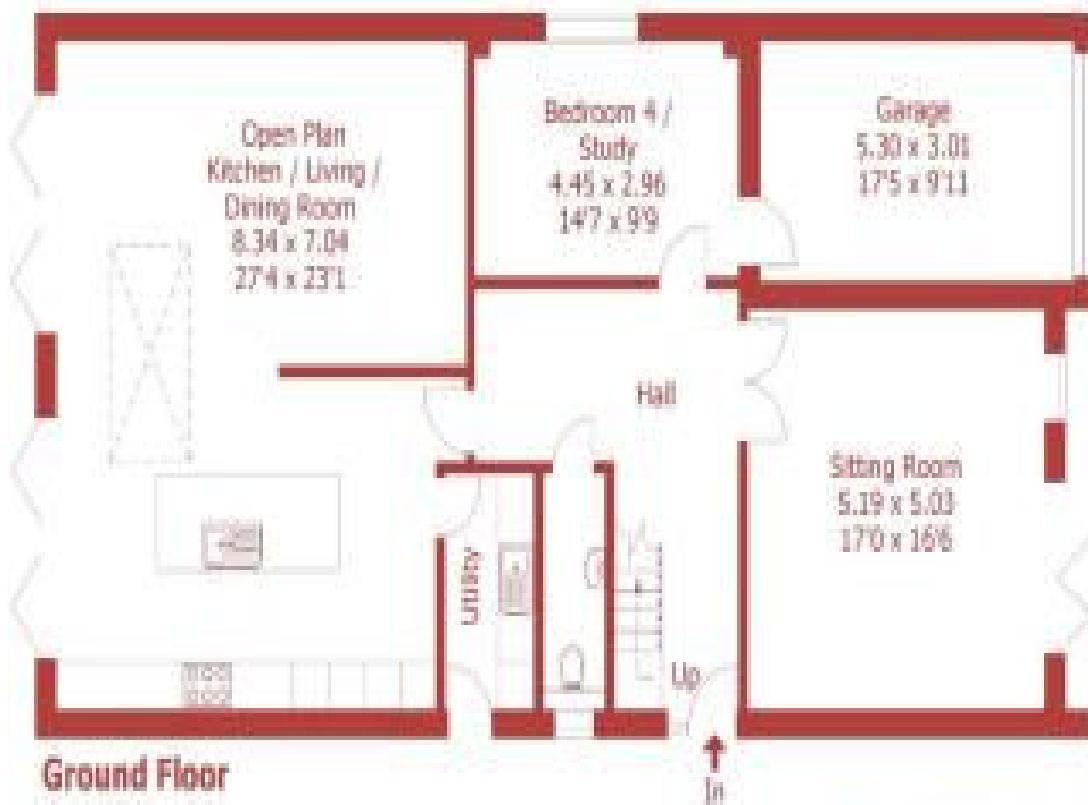
COUNCIL TAX BAND: tbc
ENERGY PERFORMANCE RATING: B

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.



Nightjar 144 Sandy Lane, St Ives

Approximate Gross Internal Area -> 222 sq m / 2388 sq ft



For identification purposes only, not to scale, do not scale

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

