



**HEARNES**

WHERE SERVICE COUNTS



# St Leonards, Ringwood, Hampshire, BH24 2QH

## FREEHOLD

**A spacious five bedroom detached bungalow which is situated in a popular residential location close to the Castleman Trailway and its fantastic walks. The property has been beautifully re modelled and fully refurbished by the current owners and is positioned 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.**

The generous entrance hallway with oversized tiled floor gives a wonderful first impression to this home and in turn lead provides access to all principal rooms via Oak styled internal doors. The master bedroom is particularly generous in size and enjoys a luxuriously fitted en-suite with bath and double sized shower, tiled wall areas and impressive arrangement of storage units and illuminated wall mirror. Bedroom two also benefits from an equally stylish en-suite shower room, again with double cubicle and the remaining three bedrooms being serviced by a family bathroom with once again a bath and separate shower cubicle. The living/kitchen is a wonderful open plan space and really is the hub of this home. Defined areas give ample room to lounge and dine both formally and informally. Filled with light from the dual aspect windows and the vaulted ceiling having four large roof light windows this room provides all of the attributes for modern day living and bi fold doors allow the outside in on warmer days, ideal for entertaining. The kitchen area is fitted in a lovely range of units with soft clean lines and a brilliant arrangement of storage including deep pan drawers, extensive worktops and under unit lighting. Appliances include a fitted double oven, inset hob with concealed extractor over, integrated upright fridge freezer and tiled flooring with under floor heating completes the stylish look and feel of this high specification home. The adjacent utility has further storage cupboards, a sink unit, complimenting worktops, space and plumbing for a dishwasher and washing machine, space for a counter top dryer and an external doorway opening into the garden.

Outside the property is situated in a cul-de-sac with a wide approach to the driveway providing ample parking and leading to the detached double garage with power and lighting. The bungalow sits slightly forward in plot with garden to all sides, mainly laid to lawn and well enclosed. An extensive area of patio abuts the living room and bi fold doors and extends into a gravelled pathway surrounding the property.

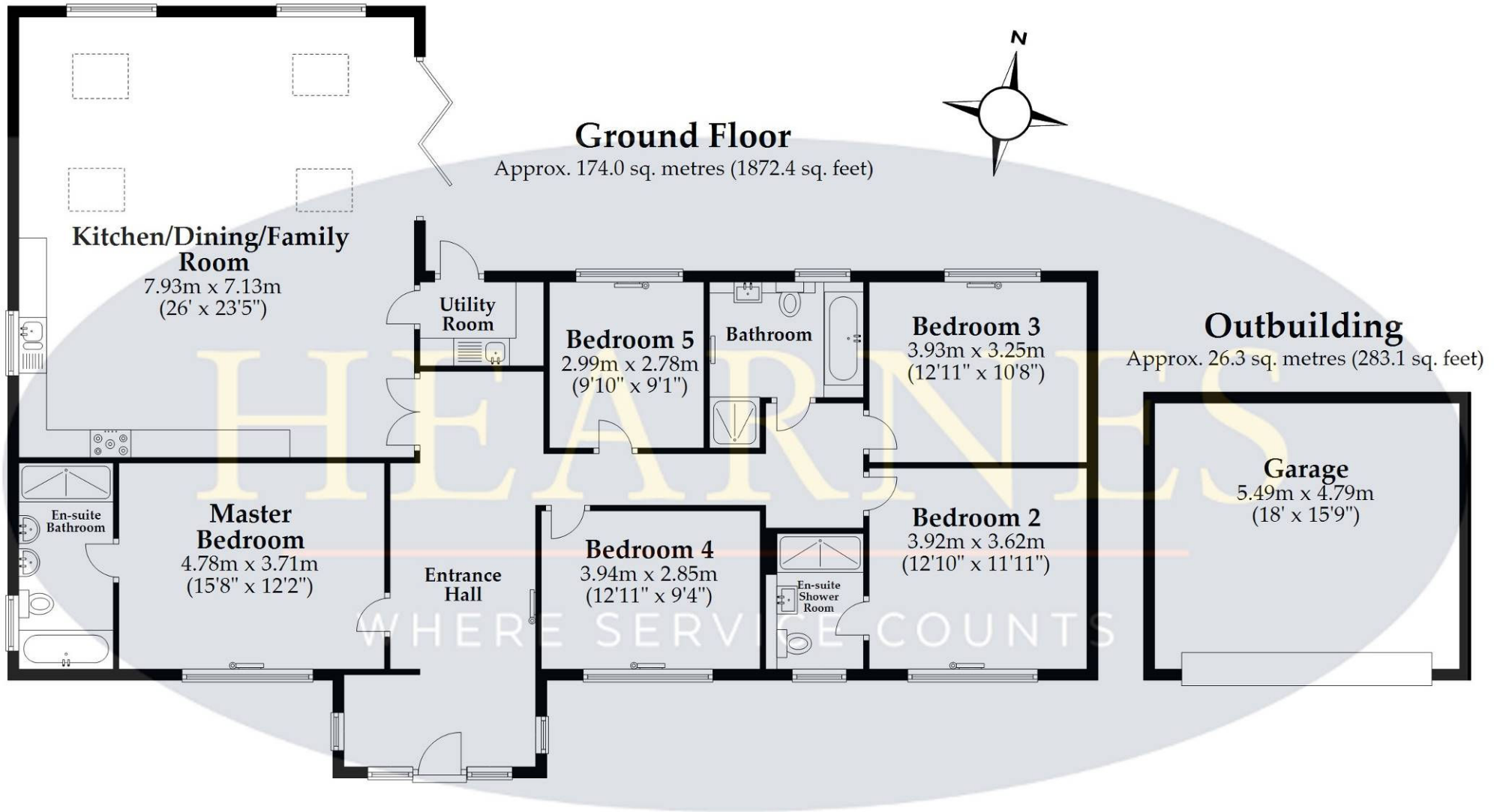
**COUNCIL TAX BAND: F**

**ENERGY PERFORMANCE RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Heames 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.







Total area: approx. 200.3 sq. metres (2155.5 sq. feet)

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









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