



**HEARNES**  
WHERE SERVICE COUNTS



# St Leonards, Ringwood, Hampshire, BH24 2QN

## FREEHOLD

A gorgeous, private and established plot (approaching 0.4 acres), extensive parking/turning, are just a few features of this simply stunning, tastefully extended home, that is located within a sought-after and peaceful cul-de-sac position. Located close to beautiful woodland and heathland walks at Moors Valley & Avon Heath Country Parks, this impeccably presented, light and spacious property is perfect for anyone who enjoys walking/running or has dogs.

The current owners have sympathetically and stylishly improved and extended the property, creating a breath-taking home that offers flexible accommodation.

The master bedroom has a comprehensive array of built-in storage, in addition to a contemporary style en-suite shower room. There are three further double bedrooms serviced by a crisp white family bathroom with separate over bath shower unit.

The large, L-shaped sitting room has a cosy open log burning fireplace and is open plan to a versatile family room that opens out into the garden (via a set of bi-fold doors). The heart of this home is the carefully planned, light and airy open plan kitchen/dining/day room. This incredible space has a lovely flow to it and a dual aspect to both the front and rear. The kitchen/breakfast area has been designed to make the very best use of the space on offer, with a lovely breakfast bar, contrasting worktops, tiled splashbacks and built-in Siemens double oven and induction hob. Further integrated appliances include a full height larder fridge. Accessed from the kitchen, is a useful separate utility room and cloakroom /WC.

Warm oak flooring extends from the kitchen area through to a fabulous, dual-aspect, vaulted dining/day room with bi-fold doors and skylights. This impressive, split-level home, further benefits from gas central heating (unvented pressurised system) and double glazing.

Adjoining the rear and accessed by bi-fold doors from the dining/day room and family room is a split-level sandstone & gravel terrace, designed for outdoor entertaining. This leads to a well-tended lawn an ornamental rockery and pond.

The gardens are enclosed by fencing, shrubs and hedging with established trees, giving the garden an overall feeling of informality. There is a vegetable patch, timber summer house and a fantastic, insulated garden lodge. This fantastic outbuilding measures around 230 sq. ft, has power/light and is insulated with bi-fold doors, making it the perfect home office/gym.

A five-bar gate leads to an extensive gravelled driveway, providing plenty of parking & turning. The front has been designed to be easy to maintain, being mainly laid to lawn. Provision has been made for an EV charge point.

**Local Authority: Dorset(east Dorset)**

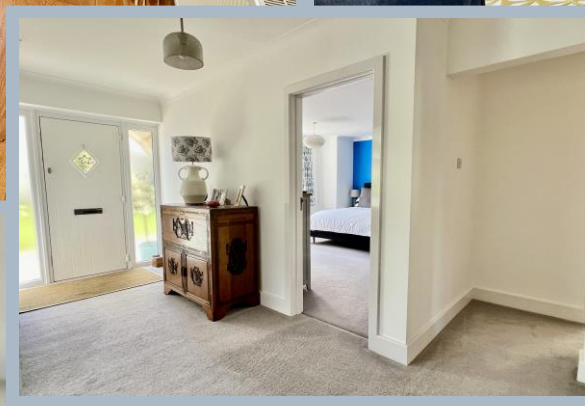
**Council Tax Band: F**

**Energy Performance Certificate (EPC): Rating D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

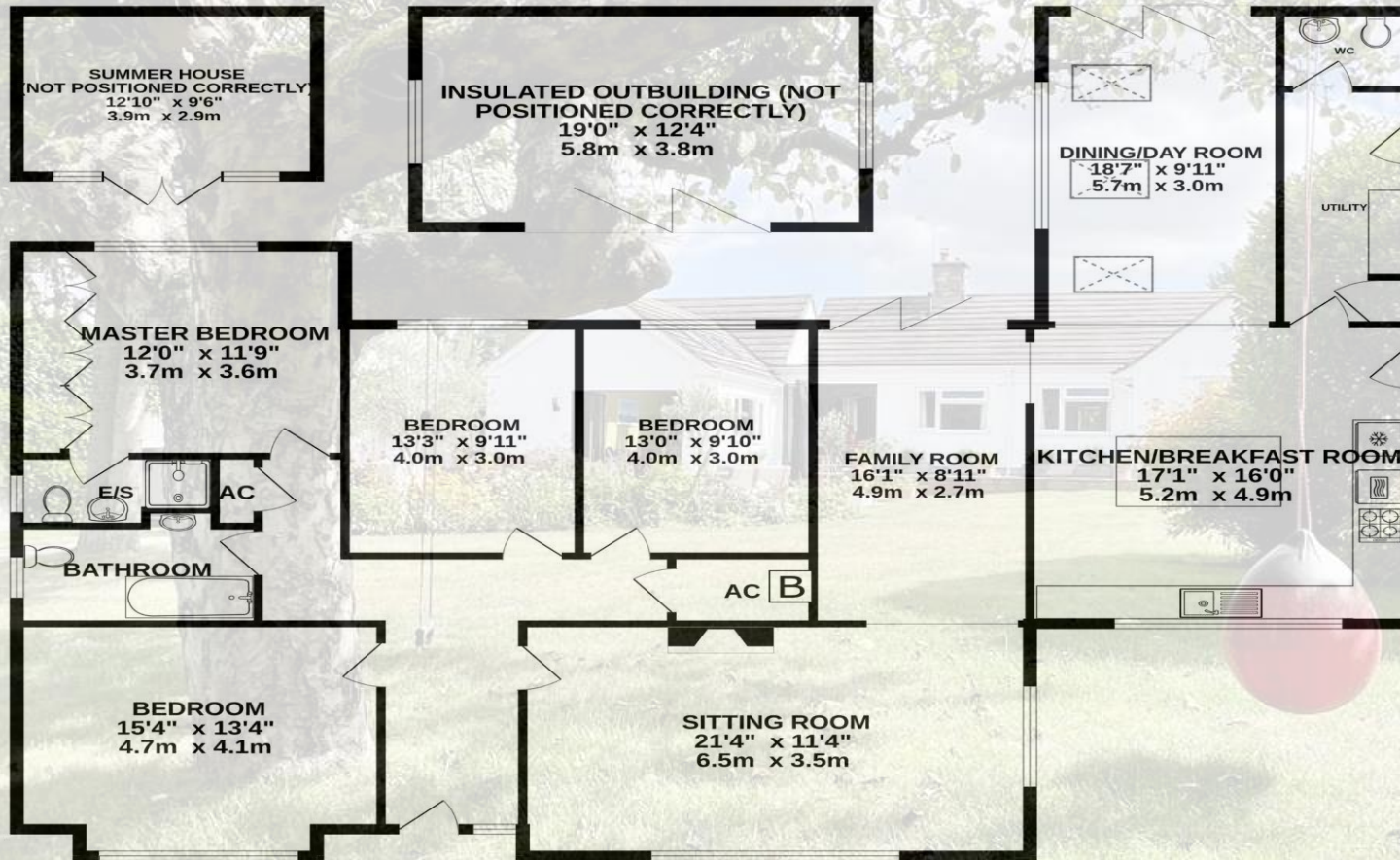








**GROUND FLOOR**  
2244 sq.ft. (208.4 sq.m.) approx.



TOTAL FLOOR AREA : 2244 sq.ft. (208.4 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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