



HEARNES

WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2QR

FREEHOLD

A beautifully presented four/five bedroom chalet style bungalow well positioned within a generous plot of approximately 0.25 of an acre. The village of St Leonards offers various amenities including a doctor's surgery, Marks and Spencer's convenience store, Recreation Park, tennis court and bowling club. The A31 provides transportational links to Ringwood and Ferndown, which provide comprehensive shopping, leisure and educational facilities. The visitor centres of Moors Valley and Avon Heath are easily accessible and the wonderful New Forest National Park and sandy beaches at Bournemouth and Poole are within a short drive.

This lovely property has been extensively refurbished and extended by the current owners to a high specification to include completely replaced electrics, water supply, unvented hot water cylinder/boiler and network cables. Now offering approximately 2507 sq. feet of accommodation and comprising of an entrance hall which is particularly light and airy with under stairs storage cupboard, pull out shoe drawers and wooden flooring which continues through to the sitting/dining room. The triple aspect sitting/dining room offers a good degree of natural lighting and has bi-folding doors opening onto the rear gardens. The front to back dual aspect kitchen/breakfast room provides a range of white gloss floor and wall mounted units, central breakfast island, complimenting quartz work surfaces with pop up power sockets, Stoves range master cooker with extractor over, integrated Neff dishwasher, space for an American style fridge freezer, tiled flooring, under floor heating and bi-folds doors opening onto the gardens. A separate utility room provides space and plumbing for a washing machine and dryer and has a partially glazed door giving access to the gardens. The family room enjoys views over the front aspect and provides access to the ground floor shower room and could easily be used as a bedroom with an en-suite or an annexe. A separate WC completes the ground floor accommodation.

The first floor landing provides access to four good size double bedrooms with the dual aspect master being particularly spacious and light with under eaves storage cupboards, double built in wardrobe and a partial tiled en-suite with a large walk in shower cubicle with a glass surround and rainfall shower head, pedestal wash hand basin and WC. The remaining bedrooms, all which have storage cupboards and wardrobes are serviced by the family bathroom which has a 'P' bath with shower attachment over, traditional pedestal wash hand basin and WC, tiled flooring and partially tiled walls. Both bathrooms also benefit from under floor heating.

The front of the property is bounded by picket fencing with the garden laid to gravel providing extensive parking and access to the detached garage which has a separate office to the rear which has power and network facilities and is accessed from the side. The sunny rear gardens are well enclosed by wood panelled fencing and offer a good degree of privacy and seclusion and are laid to lawn and gravel.

Viewing is highly recommended to appreciate the location and the exacting standard of this delightful property.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: C

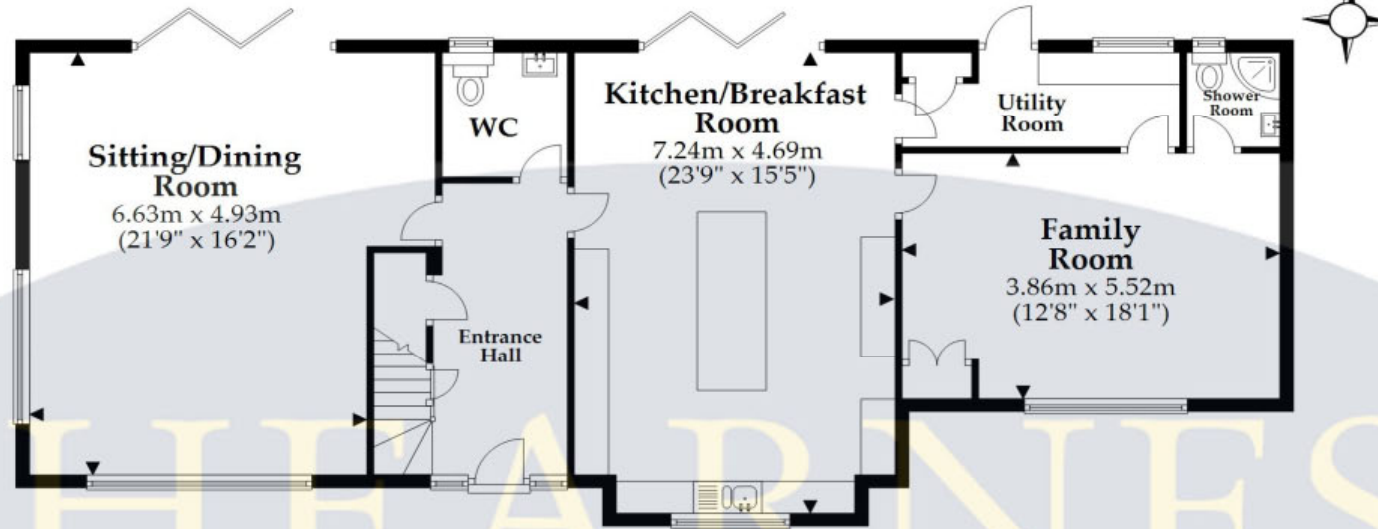
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





Ground Floor

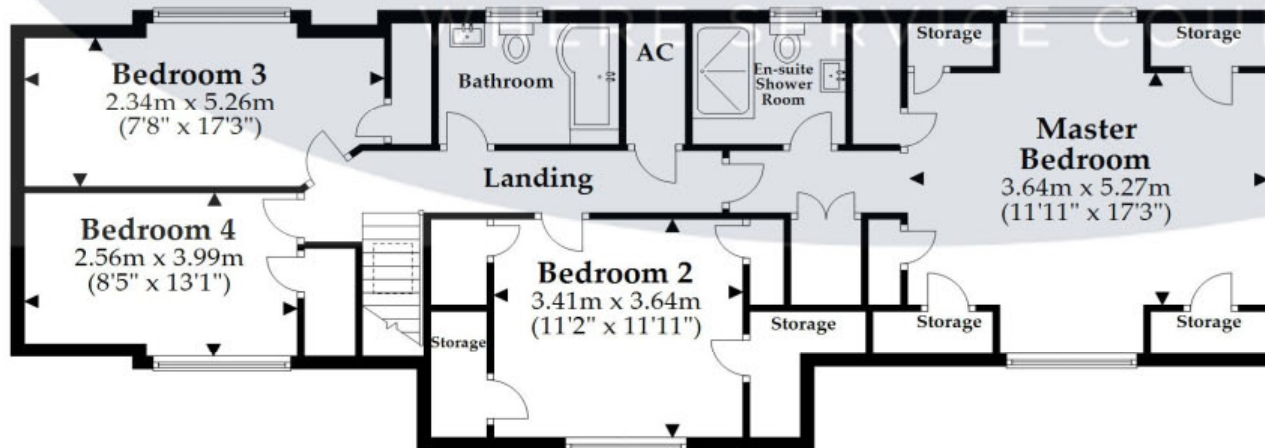
Approx. 116.5 sq. metres (1254.3 sq. feet)



Note: Outbuildings may not be positioned correctly, but are included floor calculations

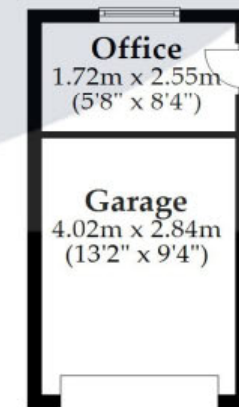
First Floor

Approx. 100.3 sq. metres (1079.2 sq. feet)



Outbuilding

Approx. 16.1 sq. metres (173.0 sq. feet)



Total area: approx. 232.9 sq. metres (2506.5 sq. feet)



Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: ringwood@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE