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St Leonards, Ringwood, Hampshire, BH24 2SL

FREEHOLD PRICE ON APPLICATION

A well-presented five bedroom detached chalet style home situated on a plot approaching six and half acres of paddocks and gardens in a delightful semi-rural location with direct access on to neighbouring heath and woodlands. St Leonards is situated on the outskirts of the market town of Ringwood and there are excellent transportation links to the major centres of Bournemouth, Poole, Salisbury and Southampton. There are mainline train stations and international airports at Bournemouth and Southampton and the golden sands of Bournemouth beaches and the New Forest National Park are within easy reach.

Offering spacious and versatile accommodation comprising a generous entrance hall with an airing cupboard, wood effect flooring and open tread staircase to the first floor. A kitchen/breakfast room with a range of floor and wall mounted units, Belling Cookcentre with five ceramic hobs, warming plate, two ovens and grill with extractor over, plumbing for a dishwasher, space for larder style fridge freezer, tiled walls and flooring. A separate utility room offers base units, space and plumbing for a washing machine and single access door to the side. A particularly light and airy dual aspect sitting room with feature fire place and double doors opening onto and overlooking the patio, garden and paddocks beyond. A separate dining room with built in cupboard also benefits from double doors opening onto the patio. A games room/office overlooks the front garden and is triple aspect. Three ground floor bedrooms with bedroom three being dual aspect with under window storage cupboards and en-suite shower room. Bedroom four with built in wardrobes and bedroom five are serviced by a family bathroom with white suite and tiled splashbacks.

The first floor landing with built in storage cupboard provides access to two double bedrooms both with fitted wardrobes and dormer windows. Bedroom one has a Velux window and bedroom two which is dual aspect also overlooks the front. They are both serviced by the modern partially tiled first floor bathroom.

The front of the property is approached via a five bar gate onto a sweeping driveway which offers ample off road parking and access to the double garage. The rear gardens are also mainly laid to lawn with a patio adjoining the rear of the property. On hard standing and to the side enclosed by post and rail fencing there is a stable block comprising of two large loose boxes and tack a room with a further loose box located in the one of the paddocks. Gated access from the paddock opens directly on to Hurn Forest offering miles of trails and bridleways for riding, cycling and walking.

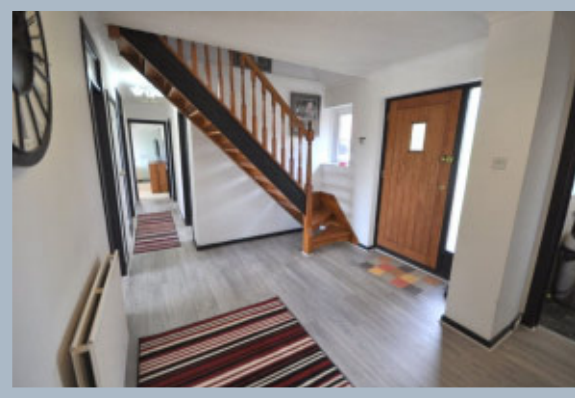
Viewing is highly recommended to appreciate the location and accommodation on offer with equestrian facilities.

COUNCIL TAX BAND: F

ENERGY PERFORMANCE RATING: E

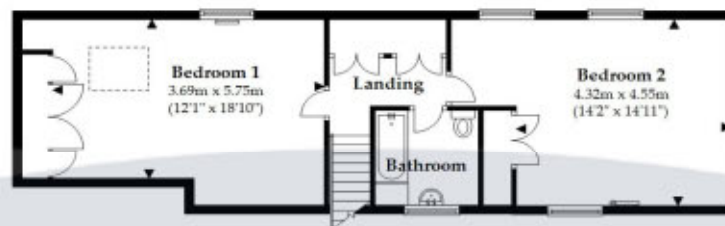
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





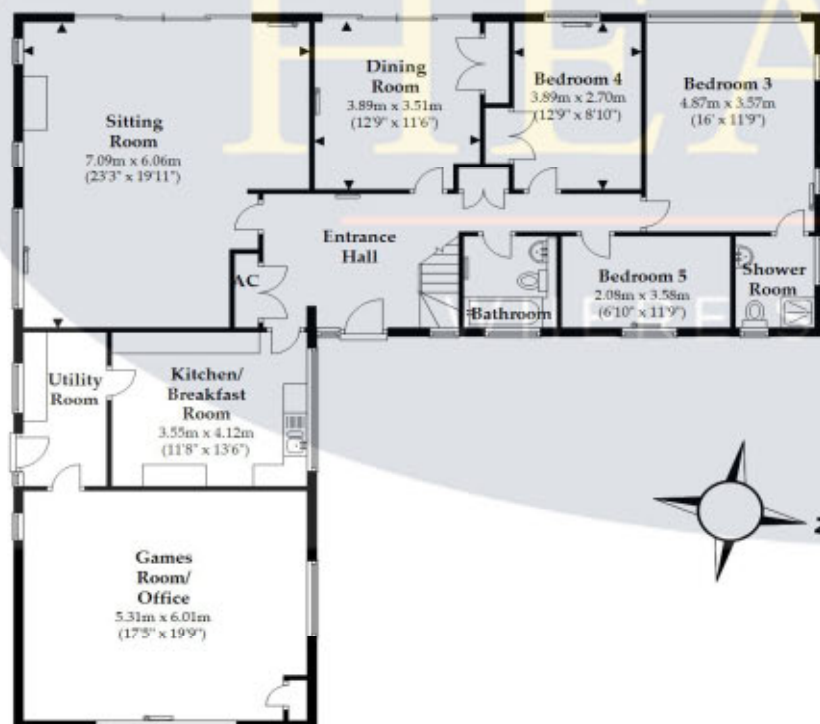
First Floor

Approx. 62.4 sq. metres (671.2 sq. feet)



Ground Floor

Approx. 172.9 sq. metres (1860.7 sq. feet)



Outbuildings

Approx. 127.3 sq. metres (1370.3 sq. feet)



LJT SURVEYING Total area: approx. 362.5 sq. metres (3902.2 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





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www.hearnes.com

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

Tel: 01425 489955 Email: ringwood@hearnes.com

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