



HEARNES

WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2QR

FREEHOLD

A wonderful, landscaped and private plot (around 0.46 acres), extensive parking and a sought-after location, are just a few features of this fantastic, spacious and flexible family home, that has potential to create an annexe.

Located close to beautiful woodland and heathland walks at both the Avon Heath and Moors Valley country parks, this versatile home is perfect for anyone who has who enjoys walking, running or has dogs.

The current owner has extensively and tastefully improved and extended the property, creating a huge amount of accommodation with the potential for an annexe with its own entrance.

The main part of the property briefly comprises of five bedrooms with the master and guest bedroom both benefitting from an en-suite shower room. The master bedroom also has a personal door opening onto the side garden. The three remaining bedrooms (one of which could be utilized as a study) are serviced by a generous family bathroom.

The rear of the property has been vastly extending to provide all the main living accommodation overlooking the garden. A large living room with bi fold doors into the garden, dining room with access to the modern kitchen/breakfast room and a further garden room which has access and enjoys views across the garden.

A laundry room has been created housing the pressurised water cylinder, solar panel control boxes (the Vendor informs us that the yearly benefit is approximately £700 per annum).

The plot extends to around 0.46 acres with the rear garden measuring approximately 167' in length. The gardens are enclosed by a mixture of fencing, mature trees and hedging with a large area of lawn and timber outbuilding and greenhouse.

To the front is a carriage driveway that provides plenty of parking and turning. The remainder of the front is designed to be easy to maintain.

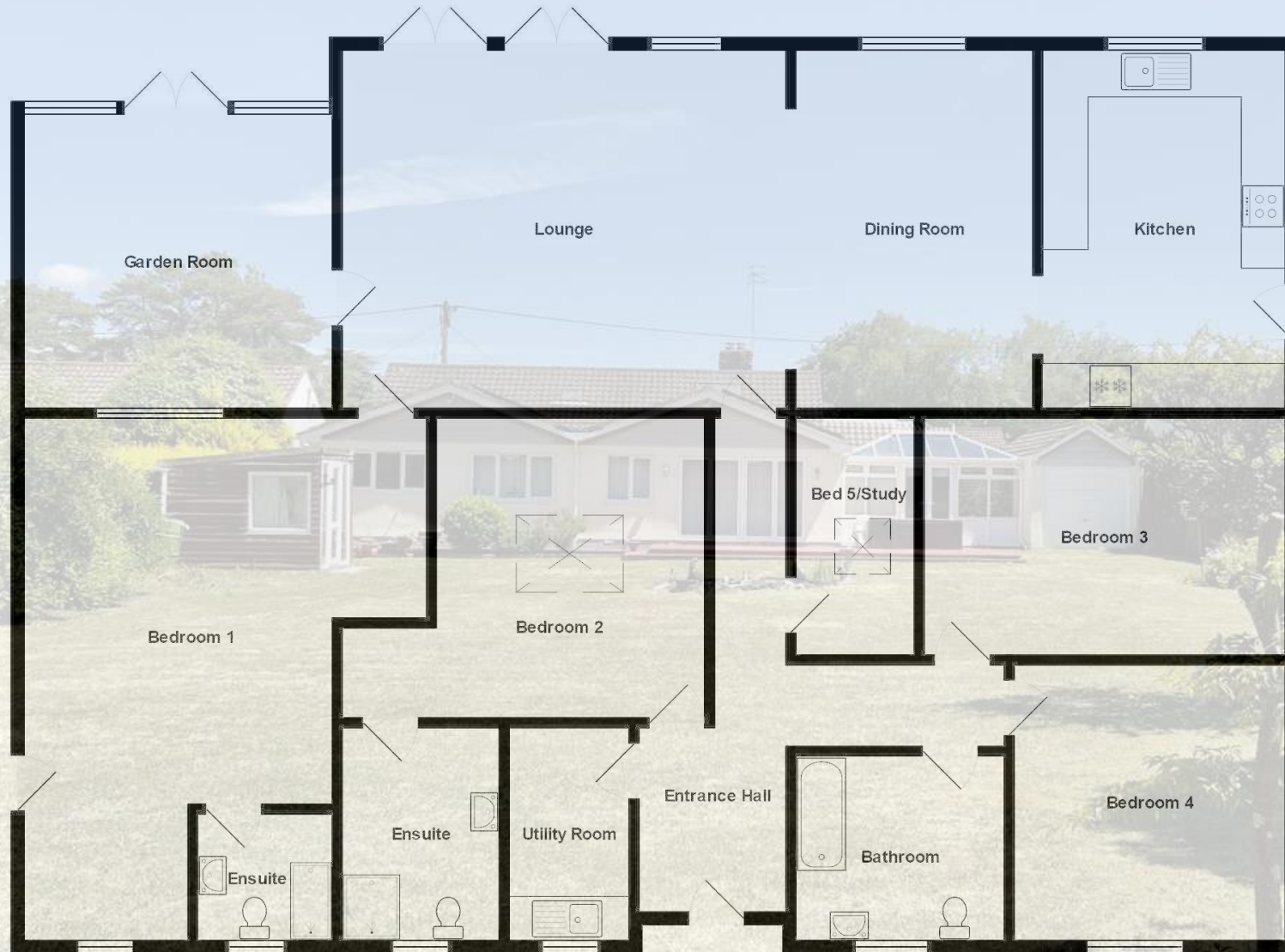
Local Authority: Dorset (east Dorset)

Council Tax Band: E

Energy Performance Certificate (EPC): Rating B

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.





Total Area: 215.1 m² ... 2315 ft²

All measurements are approximate and rounded to nearest 10mm .5 inch and are for display purposes only.
Garages, conservatories, sun rooms, etc. are not included in total floor areas.

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