

**Hobbs Park,**  
St.Leonards, Ringwood, BH24 2PU





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# Offers In Excess Of: £750,000

This well presented and spacious detached residence makes an ideal family home. The property offers a large porch and entrance hallway which provides access to all ground floor accommodation to include open plan kitchen/breakfast room with doors leading out to the private south west rear garden with a separate utility room accessed from an internal door within the kitchen. The sweeping stairs case leads to a bright and airy galleried landing where there are five bedrooms, a family bathroom and an en suite to the master. To the front, the property has off road parking for multiple cars and a detached double garage.

 3  5  2  Multiple Vehicles

- Five Bedroom Detached Family Home
- Total Sq Ft 2557
- Double Aspect Sitting Room
- Open Plan Kitchen/Breakfast Room
- Utility Room and Ground Floor WC
- Downstairs Study
- Separate Dining Room
- South West Facing Rear Garden
- Double Garage with Parking for Multiple Cars



## **Entrance Porch and Hallway**

Upon entering the property via the UPVC front door you are greeted with a large porch which has ample space for coats and shoes. A secondary door then leads into the spacious hallway which is bright and airy from the picture window over the staircase. The floor has been laid to tiles and all ground floor accommodation is accessed via the hallway, a store cupboard is located under the stairs.

## **Open Plan Kitchen/Breakfast Room**

The kitchen breakfast room is located to the rear of the property with views over the garden. The kitchen comprises a range of base and floor units with a

contrasting granite effect work surface and tiled splashbacks over, with a stainless steel Franke sink unit and a mixer tap. Appliances include a built-in Neff oven and grill with a four ring gas hob and extractor over, Bosch microwave, dishwasher and fridge/freezer. There is space for a four/six seater table and chairs in the breakfast area and a door leads out to the rear patio from here. There are also provisions for wall mounted TV.

## **Utility Room**

An internal door leads into the utility room where there is space and plumbing for a washing machine, additional space for undercounter freezer with a work surface and sink above. The Worcester boiler is housed

here and a personnel door leads out to the side patio. Floors are laid to tiles which continue from the kitchen.

## **Sitting Room**

Partially glazed double doors lead into the dual aspect sitting room which features a bay window to the front and sliding doors leading out to the patio area and rear garden. A gas fire place takes focal point to the room with a granite stone hearth and surround. There is ample space for a sofa suite and dining table if required to use as a sitting/dining room.

## **Dining Room**

The dining room is currently used as an additional T.V./play room. The spacious room features a box bay window overlooking the rear

garden and the room has been fitted with LED flush ceiling lighting.

## **Study**

The ground floor study has a lovely aspect to the front with ample space for a desk and bookshelves, or makes an additional bedroom or play room.

## **First Floor Landing**

The galleried landing provides access to all first floor accommodation. A picture window features over the stairway and a built in airing cupboard houses the Mega Flow water tank and has shelving for linen. A ceiling hatch provides

access to the loft which is partially boarded, has power and lighting with a pull down ladder.

## **Bedroom 1 and En Suite**

The principle bedroom has twin windows with an aspect to the front and benefits from fitted wardrobes, drawers. The ensuite shower room is fully tiled with a corner shower enclosure, low-level WC, basin and pedestal with a mixer tap, towel rail and inset mirror.

## **Bedroom 2**

Another great size double bedroom with an aspect to the front and also benefits from built-in wardrobes and

drawers with ample space for a king size bed.

### **Bedroom 3**

Another double bedroom which has an aspect to the rear overlooking the garden. This room also benefits from fitted wardrobes and drawers and features a corner basin and vanity unit with a mixer tap and tiled splashbacks.

### **Bedroom 4**

Again, double in size with ample space for a double/king bed, space for freestanding wardrobes and has an aspect over the rear garden.

### **Bedroom 5**

A single bedroom which is currently used as a dressing room and enjoys an aspect over the rear garden.

### **Family Bathroom**

The family bathroom is fully tiled and comprises a range of vanity storage units with an inset ceramic basin and mixer tap and combination low level WC, a panelled bath with shower over and mixer taps, walk in shower enclosure with overhead shower and mixer taps and towel rail.

### **Double Garage**

The double garage has two up an over electric doors and benefits from power and lighting with additional storage space in the apex. A personnel door also leads out

to the garden from here.

### **Externally**

The south west facing rear garden is level and private. Enclosed with fences and established shrub and tree borders. A patio area wraps around the sides and rear of the property provides an area for alfresco dining which then steps up to a level raised lawn. Two large summerhouses provide great storage for gardening equipment or could be utilised as an additional outside office space. Two secure gates provides access to both sides. The block paved drive provides off road parking for multiple vehicles with a lawned area and shrub borders on the boundary.

### **Location**

Situated within St Leonards, Ringwood Road is easily accessible from the A31 and surrounded by a Nature Reserve is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. St Leonards is a sought after area found just a short distance from the popular and bustling market town of Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance

to live a short distance from the beautiful local beaches and is a 'stone's throw' from the popular Moors Valley and Avon Heath Country Parks. Two pedestrian side gates provide access to the front and there is an ideal area for bin storage. The front is mainly laid to block paving and has space for multiple vehicles with a garden to one side which is laid to lawn, box hedges and beds with a range of palms and trees.

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**EPC RATING – D**  
**COUNCIL TAX – G**





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GROUND FLOOR

FIRST FLOOR

PARKING: 

**HOBBS PARK**  
**ST LEONARDS**  
**BH24**



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1114 SQ FT
FIRST FLOOR AREA	972 SQ FT
TOTAL FLOOR AREA	2557 SQ FT
COUNCIL TAX	G
EPC RATING	D
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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