

Garden Lane,
St. Leonards, Ringwood, BH24 2NU






Offers In Excess Of: £475,000

Situated down a gravelled lane and sat centrally within its established and secluded plot. This deceptively spacious three/four bedroom chalet style residence offers ground and first floor accommodation with an en suite and family bathroom, modern kitchen/dining room and utility, a separate sitting room and south facing garden room with sky lights and doors onto a decked terrace, garage and off road parking.

Offered with no onward chain*

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- Three/Four Bedroom Detached Chalet
- Private and Secluded Plot
- South Facing Garden Room
- Separate Sitting Room
- Ground Floor and First Floor Bedrooms
- Primary Bedroom with En Suite
- Modern Kitchen with Neff Appliances
- Detached Garage and Electric Door
- No Onward Chain

Entrance/Garden Room

Entering the property via a UPVC partially glazed door and into the garden room to the front elevation. This room has been utilised as an additional sitting/garden room and features a sloping ceiling with roof lights and wrap around windows, solid Oak flooring and electric roller blinds. UPVC sliding doors lead out onto the decked terrace which enjoys a south facing aspect.

Inner Hallway

A 1930's door then leads into the properties inner hallway which has a continuation of the Oak flooring and provides access to the sitting room, bedroom three and bedroom four/study, ground floor bathroom and kitchen/dining room. The stairs rise to the first floor landing from here and provide storage below.

Sitting Room

The separate sitting room is dual aspect with a view to the side and to the front south facing elevation. The room features a central gas fireplace with granite hearth and built in shelving within the alcoves.

Kitchen/Dining Room

The dual aspect modern kitchen/dining room has been fitted with a range of white, high gloss, floor and wall units with a granite worksurface and upstands and is fitted with an inset Franke stainless steel sink and a half with a Bristan mixer tap over, Neff four ring gas hob with granite splashback and a Neff stainless steel chimney extractor above. Appliances include a full length fridge, a Neff oven and grill with a warming drawer below and a Neff dishwasher. The kitchen also features a full length pull out larder cupboard, bin storage and

two corner carousel units. The two corner carousel units. The dining area has a UPVC door which leads into the separate utility room and French doors which lead out to the rear garden. There are further storage units within the dining area and a continuation of the granite worktop. The Worcester boiler is floor mounted and located behind a cupboard and has built-in shelving for linen. The flooring in the kitchen is laid to a wood plank tile.

Utility Room

The separate utility room can be accessed via a personnel door from the rear garden or the internal door from the kitchen and benefits from additional floor units and a contrasting worksurface over which is fitted with a stainless steel sink unit. There is space and plumbing for a washing machine, tumble dryer and there is space for an under counter freezer.

Bedroom 3

Located on the ground floor, bedroom three has a rear garden view and benefits from built in wardrobes and a chest of drawers.

Bedroom 4/Study

Bedroom four is currently utilised as a study and is fitted with range of units to include a desk, drawers and cupboards. The room is also dual aspect with a view out through the garden room and to the side elevation.

Family Bathroom

The modern ground floor bathroom is fully tiled and comprises a low level WC with a built in vanity unit and inset ceramic basin with a mixer tap, double ended bath with a central mixer tap and a wall hung towel rail.

First Floor Landing

The carpeted stairs lead to the first floor landing which provides access to bedroom one, two and the walk in wardrobe. There is additional storage within the eaves.

Bedroom 1 and En Suite

A spacious double bedroom with a built in dressing unit and drawers. The room is dual aspect with a view to the front and side and benefits from a fully tiled en suite shower room which includes a walk-in shower cubicle with a rainfall showerhead and separate attachment, a low-level WC, wash hand basin with vanity storage below and a mixer tap and a wall hung towel rail.

Bedroom 2

A double bedroom with box bay

window to the front elevation. An access door leads to eave storage from here. This room could be opened up into the dressing room if a larger second bedroom is required on the first floor.

Dressing Room

The dressing room has a range of built-in shelving and rails with a window to the side aspect.

Garage

The detached garage has an electric up and over door to the front and a personnel door to the rear. Built in wall units are fitted for storage.

Externally

The property is approached via a gravel lane and a five bar gate provides access to the blocked paved driveway for off road

parking. The self-facing front elevation is enclosed with an established hedge and a pedestrian gate also provides a separate access point and a path with shrub borders leads to the front door. The separate detached garage has ample room for to garage a vehicle.

To the side garden there is a double electrical socket and a garden shed, the path then leads to the rear garden which is enclosed with hedge and fenced boundaries and is laid to patio for low maintenance. An additional shed provides further storage.

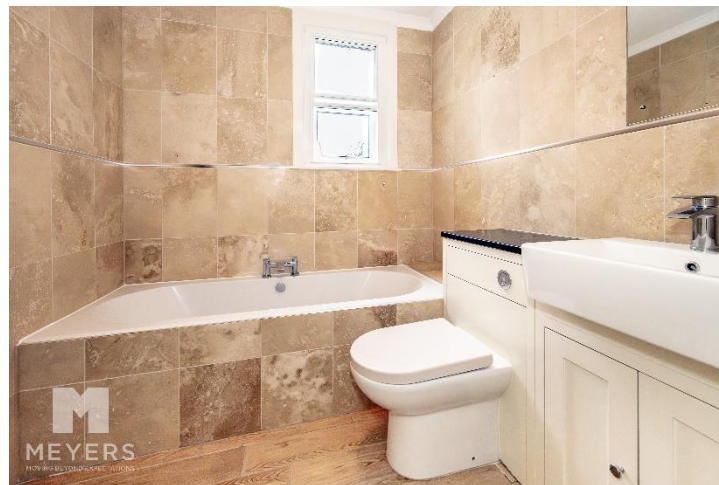
Location

Situated within St Leonards, Garden Lane 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.

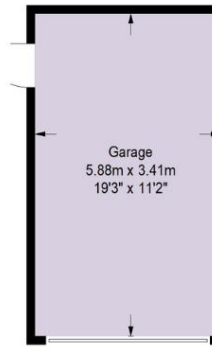
The property is offered with no onward chain.

EPC – E
COUNCIL TAX BAND - F



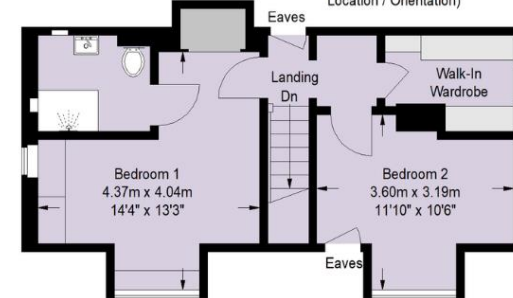


GROUND FLOOR



(Not Shown In Actual Location / Orientation)

FIRST FLOOR



PARKING: 

ST LEONARDS
RINGWOOD
BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	1022 SQ FT
FIRST FLOOR AREA	388 SQ FT
TOTAL FLOOR AREA	1626 SQ FT
COUNCIL TAX	F
EPC RATING	E
APPROXIMATE UTILITY COSTS	

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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.

01425 561227
Ringwood@meyersstates.com
www.meyersstates.com

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