

Hadley Grove, Cedar Avenue
St.Leonards, Ringwood, BH24 2QF



MEYERS
MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £1,000,000

This extended and remodelled four/five double bedroom chalet home is situated on a plot approaching 0.4 acre and offers exceptional, versatile, living accommodation over the ground and first floor with stunning features throughout including an open plan kitchen/dining/family room with bi-folding doors leading out to the landscaped rear garden with a raised terrace, outdoor kitchen/BBQ area and a bespoke self-contained annexe. The perfect guest accommodation or Airbnb, home income, potential. This high specification family home has been meticulously cared for and upgraded by the current owners over the years and is offered to the market with no onward chain.

 2  4/5  4  Multiple Vehicles

- Four/Five Bedroom Chalet Home
- Approaching 3000 SQFT
- Open Plan Kitchen/Dining/Family Room
- Utility and Ground Floor Cloakroom
- Separate Sitting Room and Study Space
- Ground Floor Self Contained Internal Accommodation
- Bespoke Cedar Wood External Annexe - Home Income Potential
- Landscaped Plot Approaching 0.4 Acre
- Offered with No Onward Chain

Entrance Hallway

A partially glazed front door and side window panels provide plenty of natural light into the spacious hallway which has been laid with Ivory Satin Italian marble tiles and provides access to the sitting room, study and ground floor cloakroom. Upon entrance you are greeted with a vaulted ceiling with an apex window and the stairs rise to the first floor landing from here. There is space within the hall for a freestanding console unit and two fitted cupboards provide storage space.

Ground Floor Cloakroom

An internal door from the hallway leads into the ground floor cloakroom with a continuation of marble tiles and comprises a low level WC with a counter top, glass, wash hand basin with mixer tap over and tiled splashback, walk in sensor lighting and tiled floors which continue from the hallway.

Study

A partially glazed Oak door leads into the study which has an aspect to the front, there is ample space for a desk

and freestanding furniture. This room could also be utilised as a dressing room to ground floor bedroom four or snug, if an internal annexe or Airbnb space was required.

Ground Floor Bedroom 2 and En Suite

A spacious ground floor bedroom which benefits from UPVC French doors and panel windows which open out to the side patio, Jacuzzi area and outdoor kitchen. The bedroom has ample room for a king size bed and freestanding furniture and could be utilised as a self-contained living space or Airbnb potential. The tiled en suite shower room comprises a low level WC, counter top wash hand basin with mixer tap over and a corner walk in shower enclosure with a rainfall shower head and mixer valves.

Sitting Room

Partially glazed double Oak doors leads into the bright and airy sitting room which enjoys an aspect over the front via a picture window. There is ample space for a sofa suite and freestanding

furniture with provisions for a wall mounted TV.

Kitchen/Dining/Family Room

An opening from the sitting room leads into the hub of the home which is the kitchen/dining/family room and is laid to a ceramic tile which continues through the space and is flush with the outdoor terrace. The kitchen itself offers a range of shaker style floor and wall units, with a contrasting quartz worksurface and upstands, fitted with a 'Lamona' halogen 5 ring hob with a tiled splashback and extractor over, 'Franke' sink and half with drainer and 'Quooker' instant boiling tap over. Further appliances include, two mid height 'Neff' hide and slide ovens, 'Neff' integral dishwasher and there is space and plumbing for an American style fridge/freezer.

A central island provides further worktop preparation space with an overhang for a breakfast bar and stools. Additional floor units and glazed wall cabinets provide space for glass ware and dining sets with a dual zone wine cooler below. Flowing seamlessly

into the dining area, which features a roof lantern, picture window out to the rear garden and three side panel windows, there is ample space for a 10/12 seater dining table and chairs. The family area provides an additional sitting room and has ample space for a sofa suite and freestanding furniture with provisions for a wall mounted TV and 6m aluminium framed anthracite bi-fold doors open onto the terrace which provides the perfect space for outdoor entertaining and dining.

Utility Room

An internal door from the kitchen leads into the utility room which has an aspect over the rear garden and is also fitted with a range of shaker style floor and wall units with a solid wood worksurface, fitted with a stainless steel sink and drainer with a mixer hose tap and tiled splashback. There is space and plumbing for a washing machine and tumble dryer and a UPVC personnel door leads to the side patio and rear garden.

Galleried Landing

An Oak staircase with embedded glass balustrade leads to the first floor galleried landing which provides access to all three bedrooms and family bathroom, the airing cupboard which is shelved for linen and houses the pressurised water cylinder and a door leading to eave storage.

Bedroom 1/Dressing Room/En Suite

The spacious primary bedroom is located to the rear of the property and provides an extremely comfortable and luxurious feel and features UPVC sliding door and a Juliet balcony providing views over the beautiful rear garden. The bedroom has ample space for a super king bed and freestanding furniture and a frameless, frosted glass door, leads into the dressing room which has sensor lighting and is fitted with shelving and rails with a mirrored backdrop.

The luxurious en suite shower room is fully tiled and comprises a freestanding 'Mode' bath with mixer tap and

and separate handheld shower attachment, wall hung wash hand basin with mixer tap and vanity unit below with an illuminated mirror over, low level WC and walk in corner shower enclosure with a rainfall shower head, mixer valves and slimline black slate shower tray. Also featuring twin full height anthracite towel rails and an inset WaterVue bathroom TV.

Bedroom 3

Bedroom three is dual aspect with a view to the front and rear with a feature bench seat within the dormer window which is fitted with plantation shutters. There is a space for a king size bed, freestanding furniture and benefits from a fitted wardrobe with shelving and rails within and a door leads to eave storage.

Bedroom 4

Another double bedroom with an aspect to the front, again with a window seat and plantation shutters, finished with wood effect flooring. There is space for double bed and freestanding furniture.

Family Bathroom

The family bathroom serves bedroom two and three and comprises a double ended bath with central mixer valves and tap with a separate pull out shower attachment, enclosed with tiled walls, a low-level WC, wash hand basin with a mixer tap and vanity storage below and a walk-in corner shower enclosure with overhead shower and mixer valves. Finished with laminate flooring.

External Annexe/Studio

The insulated Cedar wood external annexe/studio provides the perfect additional guest space or Airbnb, home/income potential. Detached from the main residence and situated on a raised terrace with decking and oak sleeper borders, the self-contained space benefits from 5m bi-folding doors from the bedroom/sitting room which open out onto the decking and seating area behind. The bedroom/sitting room has ample space for king size bed and freestanding furniture with provisions for wall mounted TV. An opening leads into the

kitchen area which comprises a range of floor and wall units with a contrasting work surface, inset stainless steel sink with mixer tap and drainer, under counter oven and halogen hob with extractor over and there is space for an undercounter fridge/freezer and breakfast table and stools. An internal door leads into the shower room which comprises a low-level WC, wash hand basin with mixer tap and shaving point over, corner shower which is enclosed with travertine tiles and a wall mounted towel rail. Flooring throughout the annexe is laid with a wood effect laminate and is heated with an electric ceramic wall heater and air fan unit.

Garage

The single garage is accessed via an up and over door to the front or UPVC personnel door to the side and is fitted with a range of floor and wall units for additional storage and houses the Worcester boiler.

EPC - TBC
COUNCIL TAX - E
DORSET COUNCIL



Externally

The property is approached with a rendered wall and piers with sliding gates which access the gravelled carriage driveway which provides off road parking for multiple vehicles, boat/trailer with additional covered space for two cars under the double car port. The drive way is enclosed with established hedge borders and fencing with gated access to both sides of the property. Ideal for guests staying in the annexe(s) and requiring independent access.

The secluded landscaped rear garden benefits from a bespoke outdoor covered kitchen/bar with storage cupboards and slate counter top, fitted with a stainless steel sink and mixer tap and power and lighting within with an area for a large dining set and chairs and pathways leading to the Jacuzzi area, annexe and Oak steps to the tiled terrace with glass balustrades. The perfect family, entertainment space and alfresco dining. In addition a Koi pond features and patio surround for benches, a children's play area which is laid with astro turf and enclosed with Oak sleepers, an insulated summer house/cabin and a large garden shed with double opening door.

Directions

Situated within a desirable residential road. Cedar Avenue is located within easy reach of the A31 and surrounded by a Nature Reserve. It is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. Ashley Heath 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 and the Castleman Trailway.

Viewing is highly recommended to appreciate the attention to detail within this exceptional family home

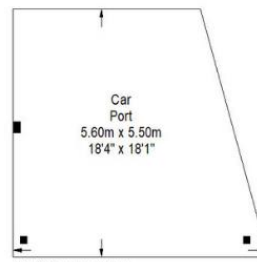
Dan Godwin 07921 630833 | dan.g@meyersstates.com

Patrick Hester 07581 253269 | patrick.h@meyersstates.com

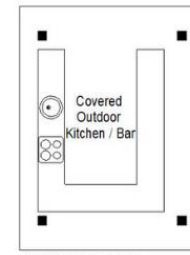




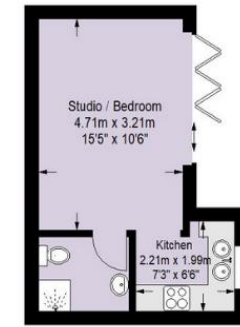
Approximate Gross Internal Area
 Ground Floor = 143.5 sq m / 1545 sq ft
 First Floor (Excluding Void) = 91 sq m / 979 sq ft
 Garden Annexe = 23.7 sq m / 255 sq ft
 Garage = 18.8 sq m / 202 sq ft
 Total = 277 sq m / 2981 sq ft



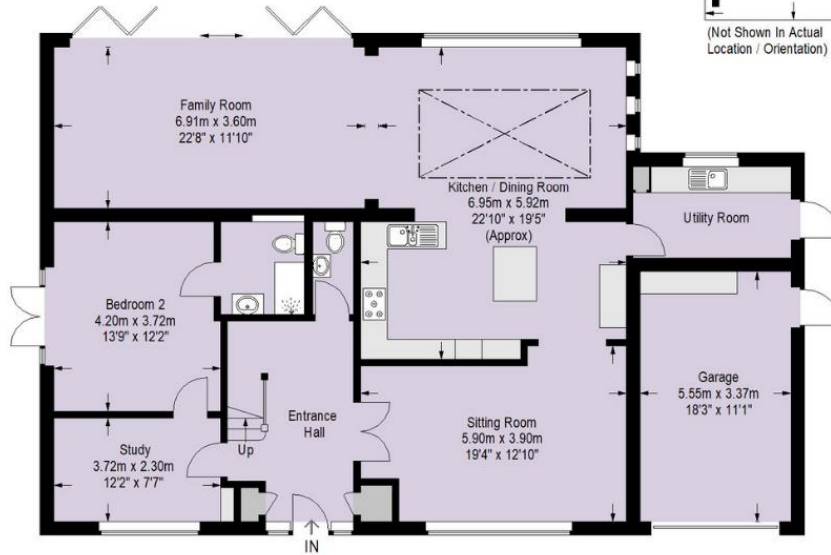
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Garden Annexe
 (Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST FLOOR

PARKING:
 (MULTIPLE)



CEDAR AVENUE
ST. LEONARDS
BH24



MEYERS
 MOVING BEYOND EXPECTATIONS

Copyright: Meyers Estates 2021

APPROXIMATE AREAS	
GROUND FLOOR AREA	1545 SQ FT
FIRST FLOOR AREA	979 SQ FT
TOTAL FLOOR AREA	2981 SQ FT
COUNCIL TAX	E
EPC RATING	TBC
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.

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