

**Juno Road,**  
St.Leonards, Ringwood, BH24 2FD









# Asking Price £535,000

Purchased from new in 2018 this wonderful four double bedroom family home offers modern living accommodation with an open plan kitchen/dining/family room, separate sitting room, downstairs cloak room, en suite to the principle bedroom, family bathroom and an external office space, or perhaps a home gym. The property also has a large rear garden and off road parking for up to three cars and is situated moments from open forest walks.

 1  4  2  3

- Built in 2018 – Current Owners Purchased from new
- Approx 3 Years left on the NHBC Building Warranty
- Four Double Bedrooms - En Suite to the Principle Bedroom
- Open Plan Kitchen/Dining/Family Room
- External Home Office or Space for a Gym
- P.V Solar Panels – Highley Energy Efficient
- Plantation Shutters Fitted in all Bedrooms and Sitting Room
- Off Road Parking for Multiple Cars and Part Garage for Storage

## **Entrance Hallway**

The spacious hallway provides access to all ground floor accommodation with doors leading to the sitting room, kitchen/dining room and downstairs w.c/cloaks room. There is an understairs storage cupboard which houses the fuse board and there is sockets for Broadband Routers.

## **Ground Floor W.C/Cloak Room**

The ground floor WC is a great size and features a low level WC, wash hand basin with pedestal and mixer taps and a tiled splash back. There is ample space for coats and a storage unit for shoes. An opaque

window has an aspect to the front.

## **Sitting Room**

The separate living room has an aspect to the front and over the garden. There is space for a sofa suite/corner sofa and space for a wall mounted T.V and has been fitted with plantation shutters.

## **Kitchen/Dining Room**

The large open plan double aspect kitchen/dining room is located at the rear of the property and is the hub of the home. There is a central island where there is an overhang worktop for a breakfast bar and stools. The white gloss kitchen has a range of floor and wall units with a contrasting dark grey worksurface with the

island to match. Integral appliances include a Zanussi mid height double oven with a stainless steel four ring gas hob with a stainless steel splashback and chimney style extractor hood over. A built in fridge/freezer, dishwasher and washing machine and the inset stainless steel sink unit and mixer tap is located under the window with views out to the rear garden and the island benefits from further storage cupboards and a built in wine rack. The flooring is laid to a tile effect vinyl and a Worcester boiler is housed behind a cupboard. There is ample space for an six/eight seater dining table and chairs and there is space for a sofa if required. A feature box bay window and patio doors lead

out to the garden and directly onto the rear patio area.

## **First Floor Landing**

The sweeping staircase leads up to the first floor landing where there is an airing cupboard housing the water tank and a hatch which provides access to the loft.

## **Bedroom 1**

Bedroom one is located to the front with a full height feature window which allows plenty of natural light into the room. There is space for a king size bed, dressing table and freestanding furniture. Fitted with plantation shutters and blackout blinds.

## **En Suite Shower**

The en suite shower room has a walk-in shower with shower attachment and mixer tap and a bi-folding shower door. The flooring is laid to grey tile effect flooring and there is a low-level WC, wash hand basin and pedestal with mixer tap with a tiled splashback, a slimline wall mounted towel rail and there is also a shaving point above the basin.



**Patrick Hester**  
07581253269  
patrick.h@meyersestates.com

**Dan Godwin**  
07921 630833  
dan.g@meyersestates.com

## **Bedroom 2**

Bedroom two has an aspect over the rear garden and also has space for a king-size bed, freestanding wardrobes and furniture. Fitted with plantation shutters and blackout blinds.

## **Bedroom 3**

Bedroom three is located to the front aspect and is another double bedroom with ample space for a wardrobe. Fitted with plantation shutters and blackout blinds.

## **Bedroom 4**

Bedroom four is a smaller double bedroom but also has space for freestanding furniture and has an aspect over the rear garden. Fitted

with plantation shutters and blackout blinds.

## **Family Bathroom**

The family bathroom is laid to the same tile effect flooring and features a panelled bath with a shower attachment over and mixer taps and is enclosed by tiles. There is a low-level enclosed W.C and wash hand basin with a pedestal and mixer tap, shaving point above and a wall mounted towel rail. Accessed via the landing the well-proportioned family bathroom comprises of a panelled bath with an overhead shower attachment, a low level W.C, basin and mixer tap, a chrome wall mounted towel rail.

## **Garage/Home Office/Gym**

access into the store room. The rear of the garage has been converted to a home office or perhaps offers space for a home gym/hobbies room. The office is accessed via a UPVC door from the rear garden so is completely self-contained.

## **Externally**

The front drive has space for multiple vehicles in front of the garage. A pathway leads up to the front door where there is a storm porch and the garden is laid to lawn and graveled areas with a hedge to the front and is enclosed by a red brick wall. The rear garden is a great size and is mainly laid to lawn with a patio area directly off the rear of the property, a side gate provides access to the front

drive and garage store property, a side gate provides access to the front drive and garage store room. There is a raised sleeper bed with a range of flowers and shrubs and the garden is enclosed by fencing. Within moments from the doorsteps there are fantastic Forest walks over the nearby heathland.

## **Location**

Constructed CIRCA 2018 the Victory Oak development, which 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. location just a short distance from the popular and bustling market town of Ringwood.

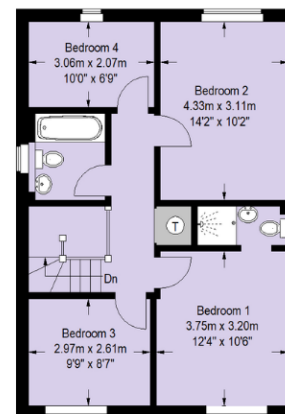
**EPC RATING – B**  
**COUNCIL TAX – E**



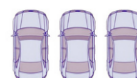
GROUND FLOOR



FIRST FLOOR



PARKING:



JUNO ROAD  
ST. LEONARDS  
BH24



**MEYERS**  
MOVING BEYOND EXPECTATIONS

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APPROXIMATE AREAS

GROUND FLOOR AREA 632 SQ FT

FIRST FLOOR AREA 637 SQ FT

TOTAL FLOOR AREA 1465 SQ FT

COUNCIL TAX E

EPC RATING B

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](mailto:Ringwood@meyersstates.com)  
[www.meyersstates.com](http://www.meyersstates.com)

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