

**Woolsbridge Road,**  
St Leonards | Ringwood | BH24 2LS



MEYERS  
MOVING BEYOND EXPECTATION







# Guide Price: £450,000

Conveniently located in a desirable residential road, moments from walks over Avon Heath, Moors Valley country parks and the Castleman Trailway, also within the highly desirable St Ives School catchment. This well maintained detached bungalow sits centrally on a plot of approx 0.21 acre and has scope for improvement and extending (STPP). Currently comprising two double bedrooms, family bathroom, kitchen/breakfast room, separate sitting room, detached single garage and off road parking for multiple vehicles. An ideal project for someone to make the mark on, improve and add value.

 1  2  1  Multiple + Garage

- Two Bedroom Detached Bungalow
- Generous and Established Plot Approx 0.21 Acre
- Huge Scope to Extend and Improve
- Close to St Ives School Catchment
- Walking Distance to Moors Valley & Avon Heath Country Park and the Castleman Trailway
- Well Presented and Maintained
- Detached Garage and Off Road Parking for Multiple Vehicles
- No Chain - Vacant Possession

## **Entrance Hallway**

A partially glazed UPVC door leads into the bright and airy entrance hallway which provides access to all of the accommodation. A fitted corner cupboard houses the water tank and has built-in shelving for linen and storage. A ceiling hatch with a pulldown ladder provides access to the loft space which has power and lighting within. A space which could be converted, subject to the necessary building regulations and planning permissions.

## **Kitchen/Breakfast Room**

A internal door from the hallway leads into the dual aspect kitchen/breakfast room which has views and an elevation over the rear garden, a UPVC door provides external access to the driveway. The kitchen itself has been finished with a range of floor and wall mounted traditional style units with a

contrasting worksurface which is fitted with a stainless steel sink unit and drainer and a mixer tap, four ring AEG gas hob with tiled splashback over. Further appliances include an AEG mid height oven and grill and freestanding appliances include a Hotpoint washing machine and an undercounter fridge/freezer, available if required. The worksurface also provides a breakfast bar area for two stalls and the flooring has been finished with a vinyl tile effect. The boiler is located within the kitchen and housed behind a corner wall cabinet.

## **Sitting Room**

A partially glazed internal door from the hallway leads into the dual aspect sitting room which features a centralised fireplace with an inset gas fire and granite stone hearth with wood mantle over. UPVC French doors with side panelled glazed windows provide plenty of natural

light into the room and access to the rear garden and patio. There is ample space for sofa suites and freestanding furniture.

## **Bedroom 1**

The primary bedroom is a spacious double room benefiting from a bank of fitted wardrobes with built-in shelving and rails. Also featuring a curved bay window with an elevation and views to the front aspect. There is ample space for a king size bed and freestanding furniture.

## **Bedroom 2**

Another double room which also has an aspect to the front elevation and space for a double bed and freestanding furniture.

## **Bathroom**

The family bathroom comprises a low-level W.C, wash and basin pedestal

with mixer taps, panel bath with a shower over and is enclosed with tiled walls and an opaque window to the side elevation.

### Garage

The detached garage is accessed via a single up and over door or UPVC door to the rear. There is power and lighting within and an apex roof for additional storage.

### Externally

The property is approached via a tarmac driveway which has off road parking for multiple vehicles and leads to the detached garage to the side elevation. The front of the property has an established hedge boundary and two brick piers, a lawned area with shrub and tree borders.

An opening then leads into the rear garden which is mainly laid to lawn with hedge and fence panel boundaries

and features a greenhouse, cabin which was used as a hobbies/craft room and garden shed for further storage.

### Location

Woolsbridge Road is easily accessible from the A31 and 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 from the beautiful local beaches

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 plot and scope and opportunity this property has on offer. Contact us to arrange your viewing\*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

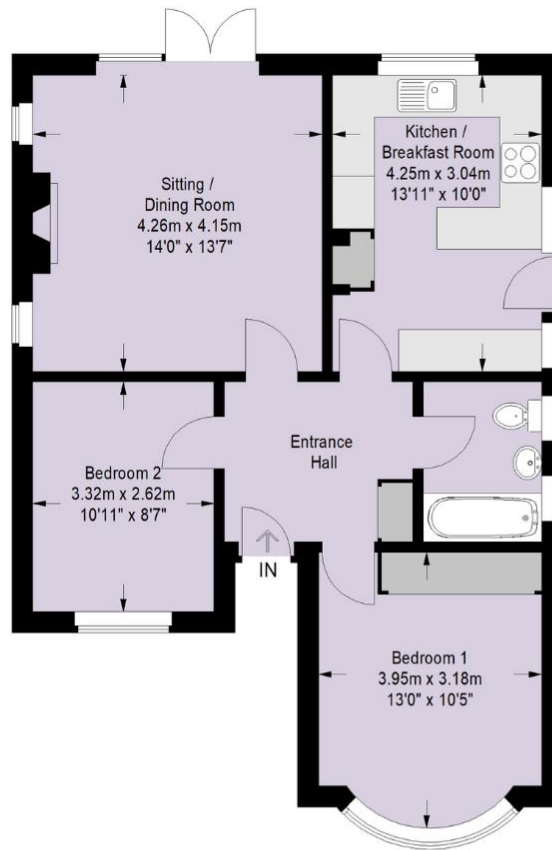
**EPC E**  
**COUNCIL TAX D**



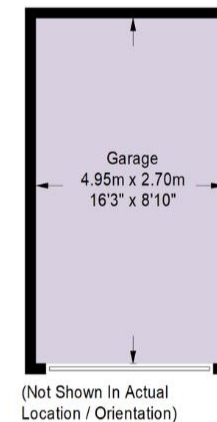








Approximate Gross Internal Area  
 64.5 sq m / 694 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 77.9 sq m / 838 sq ft



PARKING:

WOOLSBRIDGE ROAD  
 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	694 SQ FT
FIRST FLOOR AREA	144 SQ FT
TOTAL FLOOR AREA	838 SQ FT
COUNCIL TAX	D
EPC RATING	E
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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