

FOREST VIEW | OMAHA ROAD
St Leonards|Ringwood|BH24 2FE





Guide Price: £725,000

A Beautifully Presented family Home located in the sought-after Victory Oak development. 'Forest View' occupies arguably one of the best positions on the development—siding directly onto the forest and offering tranquil views from both the front and rear elevations. This spacious and stylish home features four double bedrooms, three bathrooms, a separate sitting room, family room or study, an open-plan kitchen, dining, and living area – perfect for modern family living and entertaining, a stunning landscaped garden and a professionally converted garage. This home combines contemporary design with a serene setting, making it an exceptional opportunity for families seeking space, style, and access to nature.

 2  4/5  3  Multiple

- Four/Five Bedroom Detached Family Home
- Built in 2018 – Current Owners Purchased from New
- En Suite to Bedroom 1&2, Family Bathroom, Cloakroom
- Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room and Play Room/Study or Bedroom 5
- Professionally Landscaped Rear Garden
- Professionally Converted Double Garage to Gym/Home Office
- P.V Solar Panels – Highley Energy Efficient
- Off Road Parking for Multiple Cars and Part Converted Garage
- Views Over the Neighbouring Forest – Walks off the Doorstep

Entrance Hallway

A composite front door opens into a bright and spacious entrance hallway, providing access to all ground floor accommodation. Stairs rise to the first-floor landing, and high-quality Karndean flooring flows seamlessly through the hallway into the kitchen/dining room, study, and family room.

Ground Floor Cloakroom

Accessed from the hallway, the ground floor cloakroom is fully tiled from floor to ceiling and comprises a low-level WC and a wash hand basin on a pedestal with a mixer tap. There is ample space for coats and shoes, offering excellent storage options.

Sitting Room

This spacious sitting room enjoys a front-facing elevation and features, plantation style shutters, a centralised log-burner-effect electric fireplace with an oak-effect mantle above. There are provisions for a wall-mounted TV, ample room for sofa suites and freestanding furniture, and double doors leading to the dining area.

Study/Playroom

An ideal study or playroom. This versatile room could also serve as a fifth bedroom if required. Also features shutter blinds.

Kitchen/Dining/Family Room

The heart of the home, the

kitchen/dining/family room spans the full width of the property's rear. Two sets of French doors open onto the landscaped garden and patio, making it ideal for indoor/outdoor living. The kitchen is fitted with a range of floor-to-ceiling, handleless white gloss wall and base units, paired with contrasting granite stone work surfaces. A four-ring gas hob is set beneath a chimney-style extractor hood, complemented by glazed metro brick tile splashbacks. The central island has been extended to create a breakfast bar with seating, and features an inset stainless steel sink-and-a-half with mixer tap, integral dishwasher, and additional storage. Appliances include a mid-height Neff oven and grill, and an integrated fridge freezer. There is space for an 8–10 seater

dining table and chairs. A useful understairs cupboard offers further storage and houses the electric meter and fuse board.

Utility Room

Accessed via the kitchen, the utility room includes additional floor and wall units, a corner-housed Worcester boiler, and plumbing for a washing machine and tumble dryer. A glazed door provides side access to the driveway and garage.

First Floor Landing

The gallery-style landing provides access to all four bedrooms, the family bathroom, and the loft via a ceiling hatch. A door opens to the airing cupboard, which contains shelving for linens

and houses the Worcester hot water tank. A further storage cupboard contains the inverter for the solar panels.

Bedroom 1 & En Suite

The spacious primary bedroom is dual aspect, with a Juliet balcony and shutters to the front elevation overlooking the forest and a side window also enjoying woodland views. Fitted plantation shutters enhance the natural light and privacy. The room includes a full bank of built-in wardrobes with shelving and hanging rails. The en suite has been fully tiled and features a low-level WC, a pedestal wash hand basin with mixer tap, and a walk-in corner shower with sliding glazed door, mixer valve, rainfall showerhead and handheld attachment, and a

wall-mounted heated towel rail.

Bedroom 2 & En Suite

Another generously sized double bedroom, also front-facing, with a Juliet balcony and glazed French doors and shutters offering views over the adjacent forest. Plantation shutters are fitted, and there is a built-in wardrobe. The en suite is fully tiled and comprises a low-level WC, pedestal wash hand basin with mixer tap, a walk-in shower enclosure with sliding glazed door, and a wall-mounted towel rail.

Bedroom 3

A large double bedroom with rear elevation views over the garden and forest beyond. The window is also fitted with

shutters, and there is space for a king-size bed and freestanding furniture.

Bedroom 4

Currently used as a craft or hobby room, this versatile bedroom accommodates a king-size bed and additional furniture. It enjoys tranquil garden and forest views through a rear-facing window and shutter blinds.

Family Bathroom

The family bathroom is tastefully finished with marble-effect floor and wall tiles. It comprises a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with shower screen, traditional taps, and a shower attachment over.

Garage/Gym/Studio

The garage has been part-converted and includes two up-and-over doors to the front, offering secure storage space—ideal for bikes, appliances, or tools. The garage also features an apex roof, providing additional overhead storage. The second half of the garage has been professionally converted into a fully insulated studio/gym. It features a wall-mounted electric radiator, double sockets, UPVC sliding doors to the garden, and provisions for a wall-mounted TV. This space could serve as a home office, studio, or potential annex.

External Areas

To the front of the property is a double driveway providing

off-road parking for multiple vehicles. A pathway leads to the front door, set beneath a covered porch. The front garden features a decorative stone bed and lawned area.

The professionally landscaped rear garden includes a sandstone patio perfect for alfresco dining and entertaining, an Astroturf area, a shingled section for added interest, and an additional sunbed seating area. A picket gate leads to a raised vegetable plot. The garden is enclosed with panel fencing and bordered with mature shrubs, fruit trees, and trees, with a wall at the rear boundary adjoining the forest.

EPC RATING – B
COUNCIL TAX – F



Approximate Gross Internal Area
 Ground Floor = 92.5 sq m / 996 sq ft
 First Floor = 90.4 sq m / 973 sq ft
 Garage / Gym = 38.6 sq m / 415 sq ft
 Total = 221.5 sq m / 2384 sq ft



MULTIPLE
PARKING

OMAHA ROAD
ST LEONARDS
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	996 SQ FT
FIRST FLOOR AREA	973 SQ FT
TOTAL FLOOR AREA	2384 SQ FT
COUNCIL TAX	F
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.

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