

**Cedar Avenue,**  
St Leonards, Ringwood, BH24 2QF





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# Guide Price: £850,000

This extended and remodelled four double bedroom chalet home is situated on a plot approaching 0.4 acre with over 2000 SQFT of versatile accommodation over the ground and first floor with the hub of the property being a stunning kitchen/dining/family room with twin roof lanterns and 6m bi-fold doors allowing the perfect flow of inside and outside living. This high specification home is offered to the market with no onward chain.

 1  4  3  Multiple + Garage

- Four Double Bedroom Chalet Bungalow
- Plot Approaching 0.4 Acre
- Open Plan Kitchen/Dining/Family Room
- Aluminium 6m Bi-fold Doors/Ceiling Speakers/Open Brick Wall
- Raised Flush Terrace with Soffit Lighting and Overhang
- 3m Island and Breakfast Bar
- Primary Bedroom with En Suite
- Utility Room and Integral Garage
- Offered with No Onward Chain

## **Entrance Hallway**

An attractive 1930's style front door with side glazed panels opens into a spacious hallway with grey wood effect flooring which provides access to all the ground floor accommodation. There is ample space for a console unit if required and the stairs rise to the first floor landing from here.

## **Ground Floor Cloakroom**

The ground floor cloakroom is located off the hallway and benefits from sensor lighting on entry and has been fitted with a low level WC, wash hand basin with a vanity unit below and a mixer tap over and is finished with tiled flooring and wood panelled walls.

## **Sitting Room**

Accessed from the hallway an internal door leads into the separate dual aspect sitting room which is located to the front elevation with plenty of

natural light via the picture window. There is ample space for a sofa suite and freestanding furniture.

## **Kitchen/Dining/Family Room**

The kitchen/dining/family room is the hub of the home and offers a wonderful open plan, sociable space, to include a fully fitted kitchen with a central island/breakfast bar, a dining space with an open brick feature wall and an area for a sofa/accent chairs. Also featuring built in, app controlled ceiling speakers, column radiators, tiled flooring and 6m black aluminium framed bi-fold doors which lead out to the flush raised terrace patio. The kitchen itself has a range of shaker style floor and wall units with a contrasting Quartz worksurface and upstands with an inset stainless steel 'Sergio' sink unit and half with drainer and a mixer hose 'Grohe' tap. Appliances include two Zanussi ovens, an integral Bosch dishwasher and there is space and plumbing for an American style fridge/freezer. The

kitchen has also been designed with a built in pantry cupboard which is fitted with sockets and houses the built in 'Siemens' microwave and pull out bin storage. A 3m central island with matching Quartz worksurface is fitted with a five ring Neff induction hob, soft close pan drawers below, a built in wine cooler and an overhang for a breakfast bar to seat six stools. The dining area has ample space for an eight/ten seater table and chairs or bench seats.

## **Utility Room**

The utility room is accessed from the kitchen and offers additional floor units and a Quartz worksurface which matches the kitchen and is fitted with an additional inset 'Reginox' stainless steel sink with mixer hose tap and finished with tiled flooring. There is space and plumbing for a freestanding washing machine and tumble dryer and a window to the front aspect and a glazed aluminium framed personnel

door leads out onto the side terrace and rear garden. There is space for coats and shoes and an internal door leads into the integral garage from here.

## **Ground Floor Bedroom 1 and En Suite**

Located on the ground floor with a lovely view down the garden via a picture window. The generous size primary bedroom has ample space for king or super king bed and freestanding furniture with a wood panelled feature wall. An internal door leads into the tiled en suite shower room which is fitted with a low level 'RAK' WC, vanity storage unit with a marble counter top and inset wash hand basin with a mixer tap over and illuminated mirrored cabinet, a large walk in shower with a matt black Crittall style shower screen and a rainfall showerhead, separate attachment and mixer valves and a wall hung matt black towel rail.

## Ground Floor Bedroom 2/Study

Located to the front elevation. The second ground floor double bedroom has ample space for a king size bed and freestanding. Currently used as a home office space.

## First Floor Landing

The staircase has been painted to continue the black and white theme which runs throughout the property and rises to the first floor landing which provides access to the two first floor double bedrooms and a separate shower room.

## Bedroom 3

A dual aspect bedroom with views over the garden and a Velux roof light. There is space for a king size bed and freestanding furniture and an internal door leads into the gable attic room which could be converted into an en suite or dressing room. Fitted with a Velux window.

## Bedroom 4

Another dual aspect double bedroom with a view over the rear garden. Also benefitting from ample space for a king size bed and freestanding furniture.

## Shower Room

The fully tiled shower room serves bedroom three and four and comprises a low-level WC, countertop wash hand basin with mixer waterfall tap and vanity storage unit below with an illuminated mirrored cabinet over, towel rail, walk-in shower cubicle with rainfall shower head with a separate attachment and mixer valves.

## Integral Garage

An internal door from the utility room leads into the integral garage which benefits from an electric sectional roller door, power and lighting, work benches and a window over the garden. The garage also houses the Worcester combination boiler.

## Externally

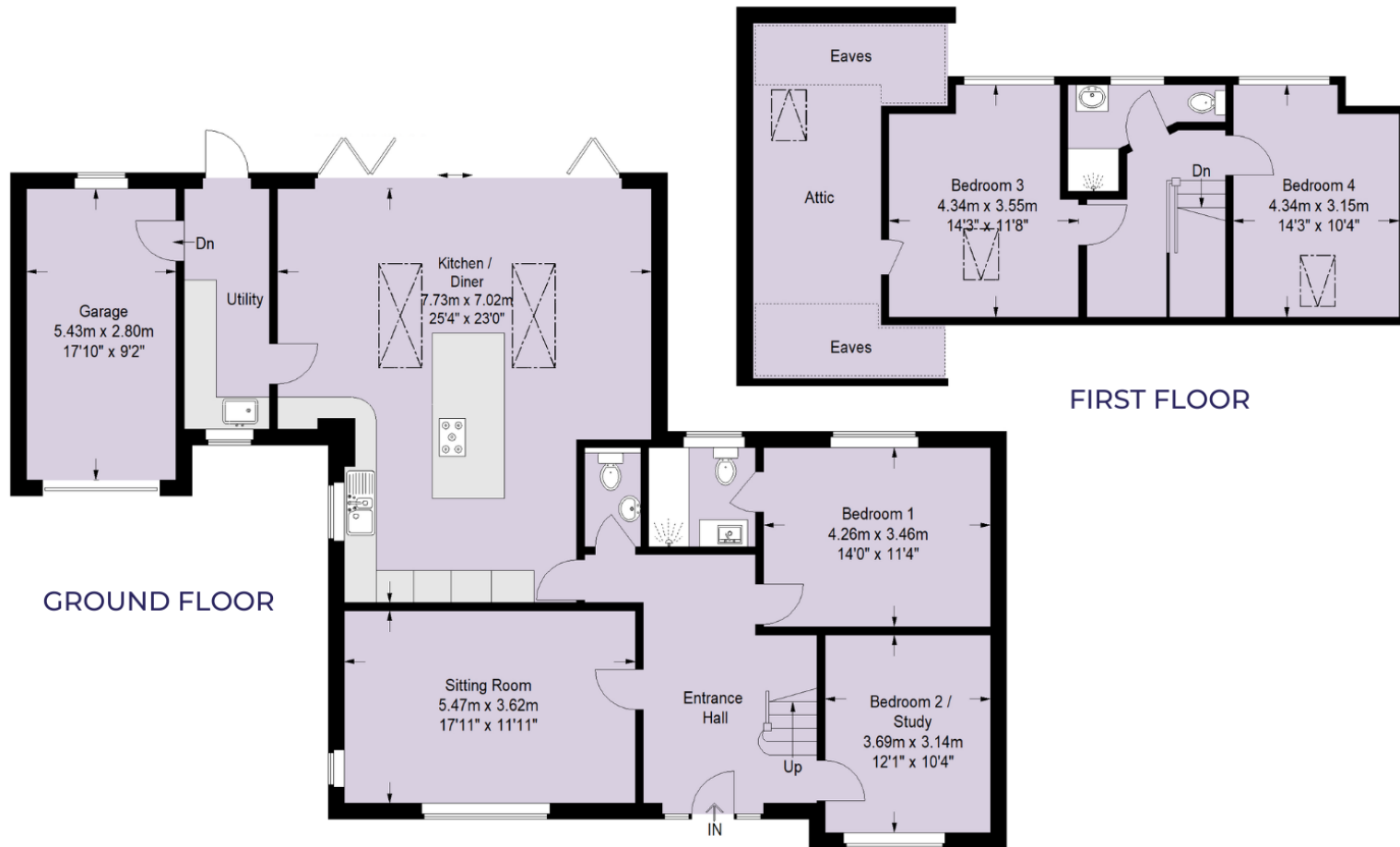
The property is set within a plot approaching 0.4 acre and is approached with established hedge boundaries to the front with a block pave and shingled drive way for multiple vehicles - space for a motor home/boat. The property is enclosed by fenced boundaries and a pedestrian gate which leads to the rear garden. The rear garden is mainly laid to lawn with fenced boundaries with tree and shrub borders. A raised tiled terrace wraps around the rear of property and provides the perfect space for outdoor dining and entertaining and allows the kitchen family room to seamlessly link with outside. A soffit overhang with LED lighting provides a lovely ambience in the evening and tiled steps lead down to the garden from here with Oak sleeper shrub borders surrounding the patio. A garden shed is located to the far end of the garden and there is a useful storage area to the side of the garage.

## Location

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.



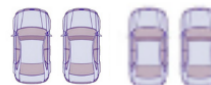




GROUND FLOOR

FIRST FLOOR

PARKING:  
(MULTIPLE)



**CEDAR AVENUE**  
**ST LEONARDS**  
**BH24**

APPROXIMATE AREAS	
GROUND FLOOR AREA	1520 SQ FT
FIRST FLOOR AREA	545 SQ FT
TOTAL FLOOR AREA	2065 SQ FT
COUNCIL TAX	F
EPC RATING	D
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.

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