



Barnsfield Road, St Leonards BH24 2BX

Guide Price £900,000

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DORSET & NEW FOREST ESTATE AGENTS









This exceptionally spacious detached bungalow enjoys a delightfully private rural setting and sits within a generously sized plot of approx. 0.8 of an acre. From Barnsfield Road, double opening gates lead to a sweeping driveway, which offers ample parking for multiple vehicles and leads to the detached garage, tractor store and workshop. The expansive rear garden is a haven of seclusion and tranquillity. It features a raised terrace area abutting the rear of the property, which adjoins a large lawn and in turn leads to a charming wooded area to the far end of the plot.

Double wooden entrance doors welcome you into a light and airy entrance hall and through into the main reception space. A particular feature of the property is the stunning open plan living area to the rear of the property. The family area, with its impressive vaulted ceiling, has ample space for a range of sizeable furniture and has a feature fireplace and space for a wall mounted TV. It enjoys large sliding doors, opening directly onto the terrace area, allowing a seamless flow from home to garden. This flows across to the kitchen area, featuring modern white gloss handleless units with granite worksurfaces, an L-shaped island, range cooker and larder cupboard. The family area also flows through to the dining area with its feature log burner and ample space for a sizeable dining table. This fantastic living space is perfect every day for busy families, as well as being an ideal space to relax or entertain on special occasions. There are five well-proportioned bedrooms, the two largest of which feature en suite facilities, making an ideal master bedroom and guest suite. Bedroom five would also make an ideal office for those looking for a dedicated work from home space or place to study. There is also a family bathroom, as well as a utility room and guest WC from the entrance hall.

There are numerous rural walks nearby as well as the popular Avon Heath and Moors Valley Country Parks, which are ideal for children and dogs to explore. The popular market town of Ringwood is just a short distance away, with its wide range of shops, restaurants and facilities. There are also excellent road transport links nearby via the A31 leading to the M27, as well as being within easy reach of Bournemouth International Airport. A simply stunning home, offered for sale with no forward chain. that awaits new owners to enjoy all that it has to offer.









## KEY FEATURES

- Exceptionally Spacious Detached Bungalow
- Private Rural Setting Close to Forest Walks
- Generously Sized Plot of Approx. 0.8 Acre
- Five Bedrooms (Two with En Suite) & Family Bathroom
- Stunning Open Plan Living Area & Kitchen
- Gated Driveway, Garage, Tractor Store & Workshop
- Expansive Rear Garden with Terrace, Lawn & Wooded Areas
- A Short Drive to the Shops, Restaurants & Facilities of Ringwood
- Excellent Nearby Transport Links
- No Forward Chain







**Entrance Hall**

**Family Room**

7.40m x 3.99m / 24'3" x 13'1"

**Dining Room**

5.94m x 4.01m / 19'6" x 13'2"

**Kitchen**

5.40m x 3.03m / 17'9" x 9'11"

**Utility Room**



### Bedroom 1

6.01m x 3.31m / 19'9" x 10'10"

### En Suite Shower Room to Bedroom 1

### Bedroom 2

4.10m x 3.76m / 13'5" x 12'4"

### En Suite Bathroom to Bedroom 2

### Bedroom 3

3.71m x 3.16m / 12'2" x 10'4"











#### Bedroom 4

4.02m max x 3.03m / 13'2" max x 9'11"

#### Bedroom 5 / Study

3.02m x 2.41m / 9'11" x 7'11"

#### Family Bathroom

#### WC

#### Garage

5.99m x 3.05m / 19'8" x 10'0"



#### Workshop

3.57m x 2.55m / 11'9" x 8'4"

#### Tractor Store

2.77m x 2.32m / 9'1" x 7'7"

#### Tenure

Freehold

#### Council Tax

Band F (Dorset Council)











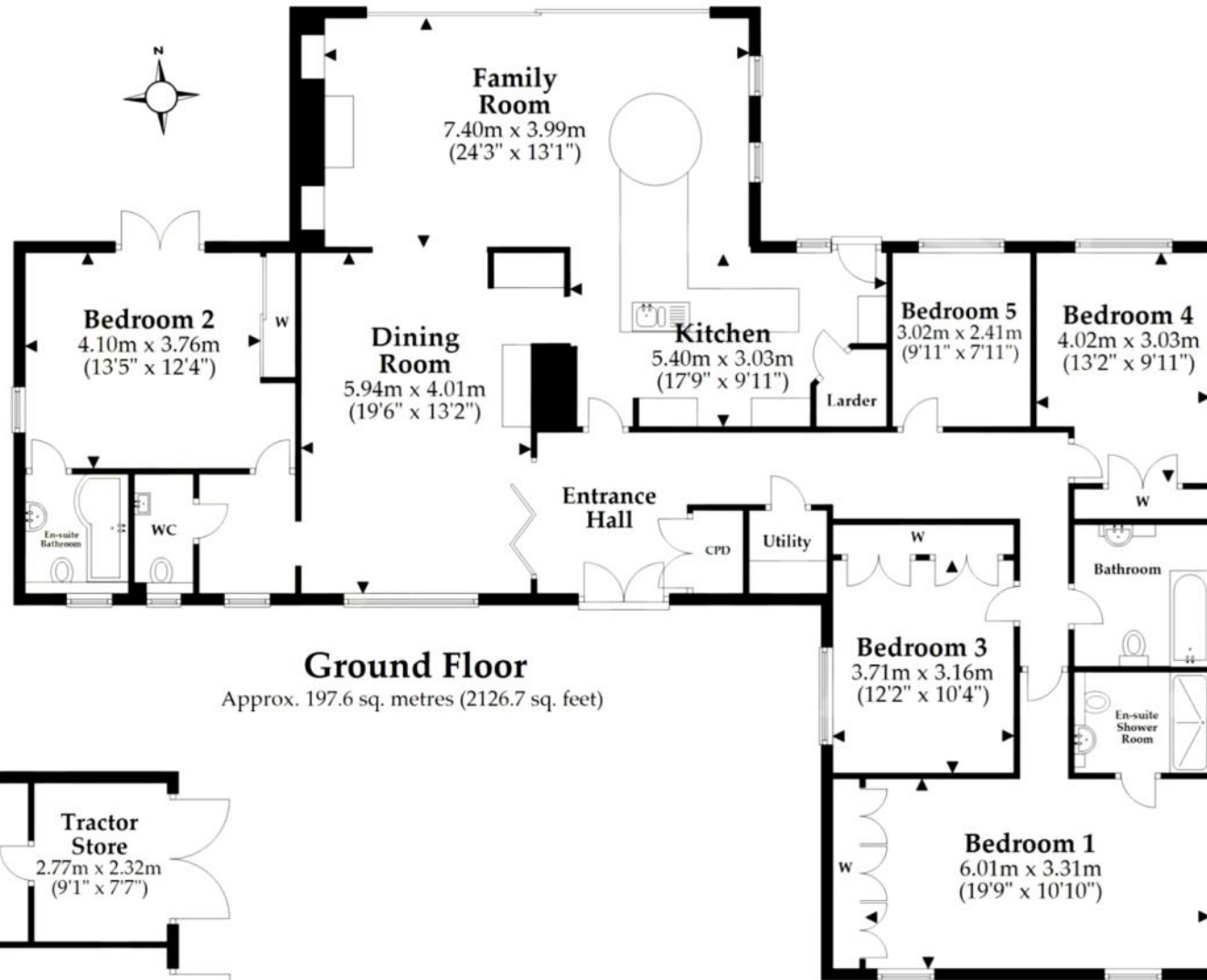




# FLOORPLAN

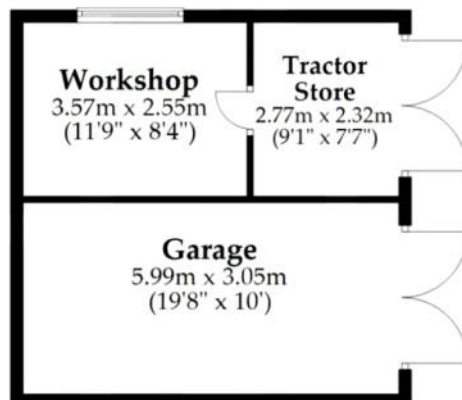
Total area: approx. 233.0 sq. metres (2508.4 sq. feet)

This plan is not to scale and it is for general guidance only.



## Ground Floor

Approx. 197.6 sq. metres (2126.7 sq. feet)



## Outbuilding

Approx. 35.5 sq. metres (381.7 sq. feet)

# SITE PLAN







**Viewing by Appointment Through the Vendor's Sole Agent**

**Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR**  
**01202 80 50 90 ▪ hello@mollaro.com**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
England, Scotland & Wales EU Directive 2002/91/EC		

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