



**Connells**

The Square Oak Tree Park  
St. Leonards Ringwood



# The Square Oak Tree Park St. Leonards Ringwood BH24 2RL

for sale  
**£200,000**



## Property Description

A quiet and peaceful park, set close to ancient woodlands and open heath, Oak Tree park is perfectly placed between the market towns of Ringwood and Ferndown with local amenities just minutes away and within an easy walk of the Avon Heath Country Park and Hurn Forest.

The local town of Ringwood has retained its historic character, offering both quaint and modern shops, restaurants, pubs and cafes. Whilst Ferndown with all the required amenities also offers an award winning golf course to enjoy, the beautiful seaside towns of Bournemouth and Poole with their glorious sandy beaches and varied entertainment's are just a short distance away to take advantage of.

The accommodation comprises; lounge/diner, modern fitted kitchen, family bathroom, main bedroom with en-suite shower room. Second bedroom and Off-road parking and outdoor space.

### Entrance Hall

Wooden effect flooring with coat cupboard, storage cupboard and doors to all rooms, loft access with ladder and radiator.

### Lounge

19' 5" x 17' 7" MAX ( 5.92m x 5.36m MAX )

Wooden effect flooring with dual aspect double glazed windows, two sets of rear aspect double glazed patio doors to garden, electric feature fireplace with mantle, TV point and radiator.

### Kitchen

10' 5" x 9' ( 3.17m x 2.74m )

Tile effect flooring with part tiled walls, range of high gloss wall and base units including 2 larger cupboards, 5 ring gas hob with extrator hood and fan over, eye level oven, intergrated fridge/freezer, washing machine and microwave oven, stainless steel sink with drainer and mixer tap and door to outside.

## Bathroom

Side aspect double glazed frosted window, part tiled walls, low level WC and hand wash basin inset into a vanity unit with storage cupboards and a mirrored vanity storage cupboard over, panel bath and radiator.

## Bedroom 1

11' 10" x 9' 6" ( 3.61m x 2.90m )

Carpeted with front aspect double glazed bay window, built in wardrobes with dressing table and radiator.

## En Suite Shower Room

Wooden effect flooring with side aspect double glazed frosted window, fully tiled walls, low level WC and hand wash basin inset into a vanity unit with storage cupboards, walk in shower cubicle with glass sliding shower doors and radiator.

## Bedroom 2

11' 11" x 9' 6" MAX ( 3.63m x 2.90m MAX )

Carpeted with front aspect double glazed bay window, built in wardrobes with dressing table and radiator.

## Outside

Raised patio area and part laid to lawn with artificial grass with a range of mature flowers and bushes and garden shed with front aspect hard standing parking for 2 vehicles.



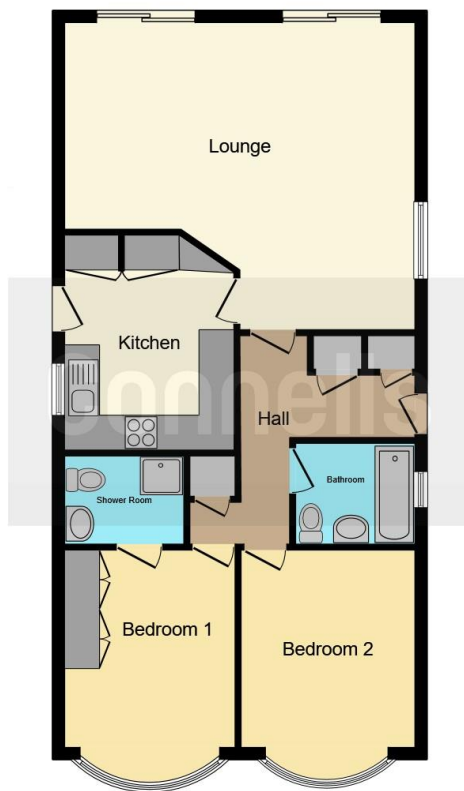












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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37 Victoria Road  
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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

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