

# HOBBS PARK

St Leonards | Ringwood | BH24 2PU



**MEYERS**  
MOVING BEYOND EXPECTATIONS



# Guide Price: £775,000

A popular and sought-after residential location, ideally positioned close to both Avon Heath and Moors Valley Country Parks, and within a short walk from the sought after St Ives School.

This exceptional five-bedroom detached family home has been carefully maintained and thoughtfully improved by the current owners and offers extensive parking, a beautiful established and private south facing rear garden, and offers flexible living accommodation over the ground and first floor — perfect turn key home for modern family life.

 2  5  2  Multiple Vehicles + Garage

- Spacious Five Bedroom Family Home
- Beautifully Presented Throughout – Approaching 2000 SQFT
- Separate Sitting / Dining Room and Play Room / Study
- Primary Bedroom with En Suite Shower Room
- Conservatory / Garden Room
- Kitchen Breakfast Room and Utility
- Private South Facing Rear Garden
- Walking Distance to the Highly Regarded St Ives School
- Off Road Parking and Double Garage with Space for Motorhome
- Short Walk to Avon Heath and Moors Valley Country Parks

## **Entrance Hallway**

A composite front door opens into a bright and welcoming hallway, which flows seamlessly into an impressive dining hall/area. This central space provides access to the principal ground floor accommodation and enjoys views across the rear garden, creating a wonderful sense of light and openness.

## **Ground Floor Cloakroom**

Stylishly fitted with wood-panelled walls, the cloakroom comprises a wall-mounted ceramic basin with mixer tap and a wall-hung WC with concealed cistern, complemented by a wall-mounted towel rail and opaque front-facing window.

## **Study / Play Room / Bedroom Five**

A versatile room positioned at the front of the property, currently used as a playroom but easily adaptable as a fifth bedroom if required or home study. This flexible space accommodates seating, media use, or bedroom furniture as needed.

## **Sitting Room**

A large yet cosy sitting room featuring a central gas fireplace with stone hearth and mantel. The room enjoys a dual aspect with UPVC French doors and side windows opening directly onto the rear garden, creating a seamless indoor-outdoor flow and providing an abundance of natural light.

## **Dining Area**

Positioned off the hallway, the dining area comfortably accommodates a six to eight-seater table and chairs, with pleasant views and access to the rear garden and direct access to both the kitchen and living areas.

## **Kitchen / Breakfast Room**

The kitchen comprises a stylish range of gloss-fronted floor and wall units with sleek contrasting worktops. High-quality integrated appliances include a Neff gas hob with chimney extractor, mid-height oven, microwave, fridge freezer, and dishwasher. A Blanco composite sink with a water softener and filter, positioned beneath a rear-facing window overlooking the garden.

A breakfast bar provides additional informal dining space, while excellent storage solutions include soft-close drawers and carousel units.

## **Utility Room**

A highly practical space offering additional storage and workspace, with matching units, worktops, and plumbing for laundry appliances. A UPVC door provides side access, making this an ideal boot room/utility space for busy family living.

## **Conservatory**

A delightful garden room accessed via glazed French doors from the kitchen, featuring full-height UPVC windows and a glass apex roof. With a wall-mounted radiator and direct access to

the garden patio. A versatile space which is ideal for year-round enjoyment and entertaining.

## **First Floor Landing**

A spacious gallery landing provides access to all first-floor rooms. A loft hatch with ladder leads to a fully powered and lit loft space, while a built-in cupboard houses the water cylinder.

## **Bedroom 1 & En Suite**

A generous principal bedroom overlooking the rear garden, offering space for a super king bed and freestanding furniture, along with fitted wardrobes. The en suite has been tastefully upgraded and features a walk-in shower with traditional style mixer controls and rainfall

showerhead, vanity unit with stone countertop, wall-mounted basin, low-level WC, towel rail, and modern wall panelling.

### **Bedroom 2**

A well-proportioned double bedroom with rear aspect, fitted wardrobes, and space for additional furniture.

### **Bedroom 3**

A spacious double bedroom to the front of the property with eaves storage and room for freestanding furniture.

### **Bedroom 4**

Another double bedroom, currently used as a home office, complete with built-in shelving and feature panelling.

### **Family Bathroom**

A modern four-piece bathroom suite comprising panelled bath with mixer tap and shower attachment, separate corner shower enclosure with rainfall showerhead, wall-hung WC, and vanity basin with storage. Finished with tiled walls, towel rail, and opaque rear window.

### **Double Garage**

Accessed via twin up-and-over doors, the double garage benefits from power and lighting, extensive storage units, and additional workspace. The Worcester boiler and fuse board are neatly housed within. Side access is available via a UPVC door.

### **Externally**

The property is approached via a generous block-paved driveway providing ample off-road parking, with additional gated side access offering further parking suitable for a boat, caravan, or motorhome. Twin timber gates enhance flexibility for additional secure storage.

The rear garden is a standout feature—beautifully established, private, and designed for outdoor living and entertaining. A full-width curved sandstone terrace spans the rear of the property, accessible from the sitting room, dining room, and conservatory. This leads onto a well-maintained lawn bordered by mature flower beds, shrubs, and trees. To the rear of the garden is a

further sheltered seating area with pergola, creating a peaceful and secluded retreat.

### **Location**

Situated within St Leonards, Ringwood Road is easily accessible from the A31 and surrounded by a Nature Reserve 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 beautiful local beaches with the wonderful open New Forest being on your doorstep.

*\*Viewing is highly recommend to appreciate the space and flexibility this family home has to offer\**

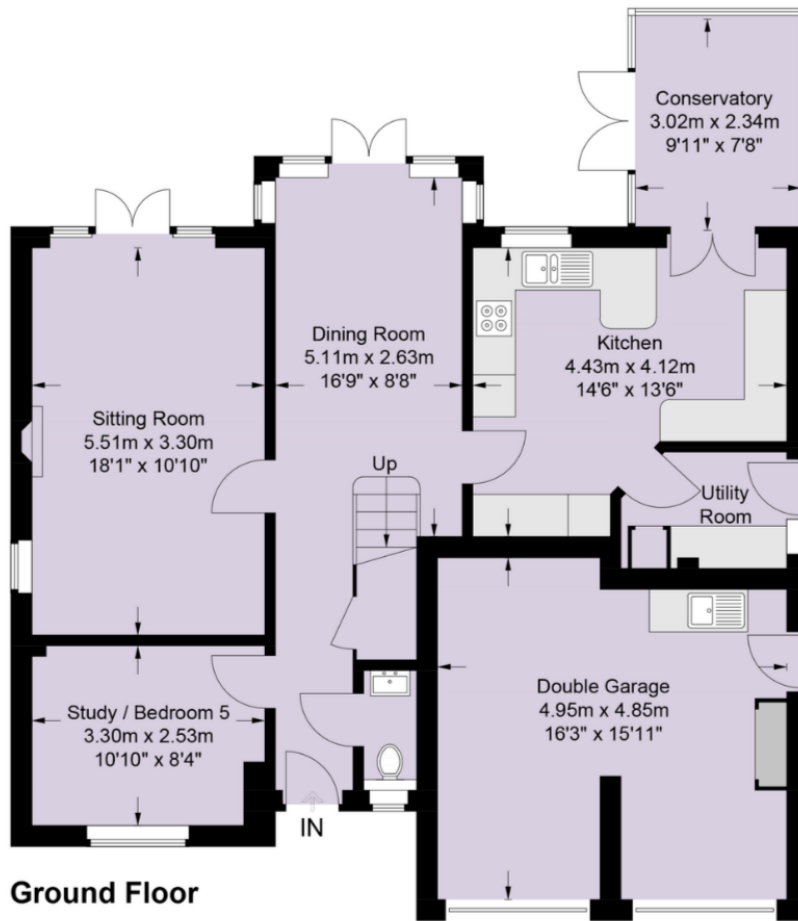
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COUNCIL TAX BAND - G  
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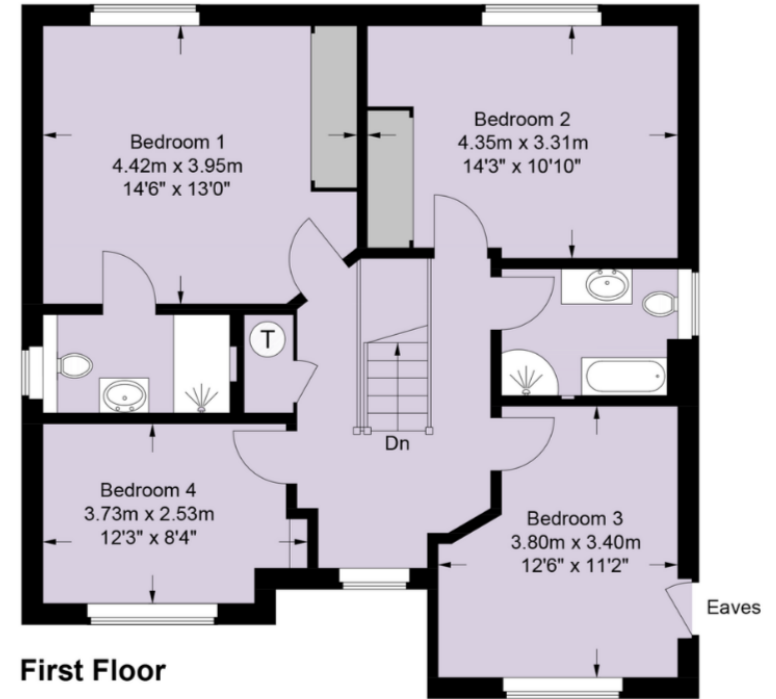
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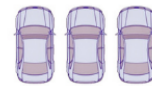


Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 77.4 sq m / 833 sq ft  
 First Floor = 76.2 sq m / 820 sq ft  
 Double Garage = 23.0 sq m / 247 sq ft  
 Total = 176.6 sq m / 1900 sq ft



ST IVES  
 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	833 SQ FT
FIRST FLOOR AREA	820 SQ FT
TOTAL FLOOR AREA	1900 SQ FT
COUNCIL TAX	G
EPC RATING	TBC
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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