



**Connells**

81 The Copse Oak Tree Park  
St. Leonards Ringwood



## 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 shower room, bedroom, Off-road parking and outdoor space.

## Entrance Hall

Carpeted with doors to all rooms and front door.

## Kitchen

Wooden effect flooring with front and rear aspect double glazed windows, range of wall and base units, 4 ring gas hob and oven below, integrated washing machine and space for a fridge/freezer.

## Lounge

double glazed front and side aspect window and rear aspect sliding door to garden, carpeted and radiator.

## Bedroom 1

Carpeted with rear aspect double glazed window and fitted wardrobes.

## Shower Room

Wooden effect flooring with double glazed obscured window, low level WC, hand wash basin with vanity unit below, step in shower with glass sliding shower door and wall mounted mirror.

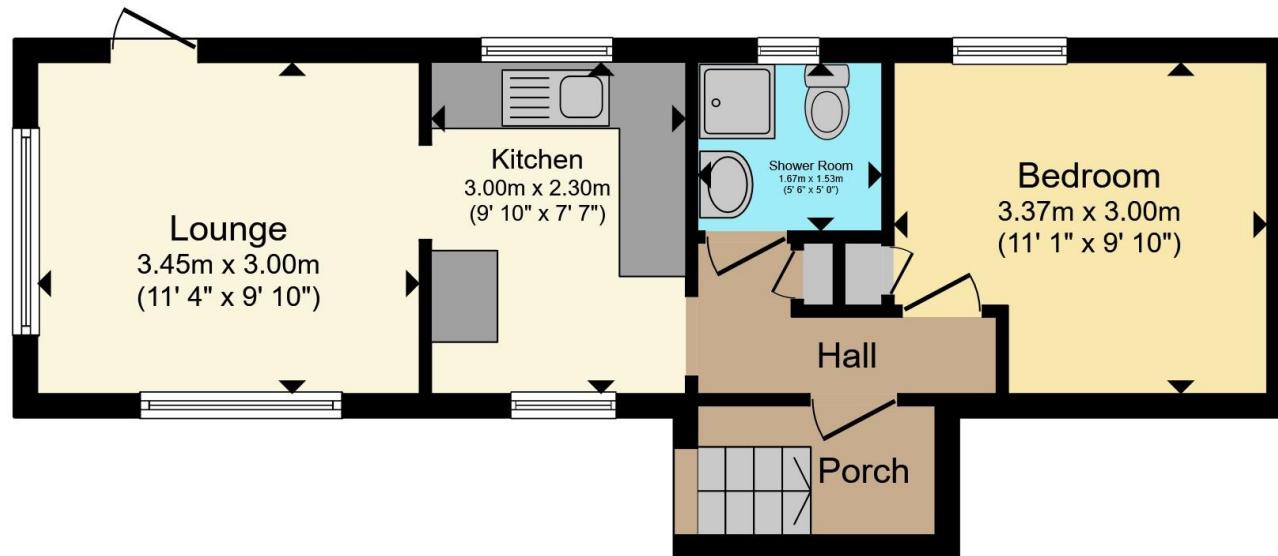
## Garden

Wrap around garden with gates and hardstanding parking.









Total floor area 36.0 m<sup>2</sup> (388 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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