

# Woolsbridge Road

St Leonards | Ringwood | BH24 2LS



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MOVING BEYOND EXPECTATIONS



# Offers In Excess Of: £485,000

This beautifully refurbished and thoughtfully remodelled detached bungalow is set in a sought-after residential area, offering generous living space and modern finishes throughout. The well-proportioned layout includes three double bedrooms, one with an en-suite, a contemporary family bathroom, a semi open plan kitchen with a comfortable sitting room that flows seamlessly into the dining room and conservatory. Additional features include a utility room, a wraparound private garden, and ample off-road parking for multiple vehicles—making this an ideal home for families or those seeking single-level living in a prime location. Cornerways doctors surgery and local amenities moments from the doorstep.

 2  3  2  Multiple

- Three Bedroom Detached Bungalow
- Refurbished and Remodeled CIRCA 2022
- Kitchen and Utility Room
- Semi Open Plan Sitting Room
- Conservatory – CIRCA 2023
- En Suite to Primary and Separate Bathroom
- Private Wrap Around Garden
- Off Road Parking for Multiple Vehicles
- Short Walk to Moors Valley Country Park and Castleman Trailway

## Entrance Hallway

A UPVC front door opens into the welcoming entrance hallway, providing access to all three bedrooms, the bathroom, and the sitting room. The hallway features two built-in storage cupboards and a ceiling hatch offering access to the loft space. Laminate wood-effect flooring flows seamlessly through into the sitting room, kitchen, and dining room.

## Sitting Room

Accessed via an internal door from the hallway, this spacious and bright sitting room offers ample space for sofa suites and freestanding furniture. Sliding UPVC doors lead to

the conservatory, enhancing the indoor-outdoor flow.

## Kitchen

The semi open-plan kitchen is fitted with a stylish range of light grey gloss floor and wall units, complemented by a contrasting marble-effect work surface. A stainless steel sink and a half with mixer tap is set beneath a window to the side elevation. Integrated appliances include a dishwasher, with space for a freestanding fridge-freezer. A built-in oven sits beneath an electric hob with a glazed splashback and extractor hood. A breakfast bar offers casual dining space for two.

## Utility Room

Accessed from the kitchen, the utility room provides

additional storage units, including housing for the Megaflo water tank and Viessmann boiler. There's a stainless steel sink with mixer tap, plumbing for a washing machine, and extra counter space. A partially glazed UPVC door leads to the side elevation and driveway.

## Dining Room

An archway from the sitting room leads into a separate dining room, benefiting from dual aspect windows to the side and rear elevations. The laminate flooring continues from the sitting room, and there is ample space for a dining table to seat four to six.

## Conservatory

UPVC sliding doors open from the sitting room into a bright

conservatory, featuring wraparound UPVC windows and a glass roof with tinted panels. Additional sliding doors lead to a raised decking area, making this a perfect garden room or additional sitting area.

## Bedroom 1 & En Suite

The primary bedroom enjoys views over the rear garden and features a generous layout with a full bank of fitted wardrobes providing hanging and shelving space. The en suite shower room is spacious, comprising a low-level WC, wash hand basin set within a vanity unit, a walk-in shower with a glass sliding door, rainfall and handheld showerheads with mixer valve, wall-

mounted towel rail, Metro brick-style tiling, and a privacy window to the front elevation. Finished with laminate flooring.

## Bedroom 2

Another generous size double bedroom positioned to the front of the property, featuring fitted wardrobes with sliding doors and fitted with internal shelving and hanging rails.

## Bedroom 3

Currently used as a home study space, this bright room overlooks the rear garden and can accommodate a small double bed if required, making it a versatile third bedroom.

## **Bathroom**

The main bathroom is tastefully finished with a low-level WC, ceramic wash basin with vanity storage, and a panelled bath with mixer tap, rainfall showerhead, and separate handheld attachment. Tiled with Metro brick-effect walls, full-height towel rail, and finished with laminate flooring.

## **Externally**

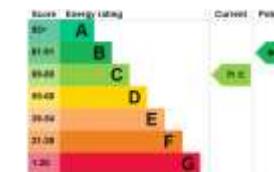
To the front, a block-paved rumble strip leads to a stone driveway offering off-road parking for multiple vehicles. The front garden is bordered with raised shrub and tree beds, enclosed with a mix of walling, oak sleepers, post-and-rail, and panelled fencing. Access on both sides leads to the rear garden, which is fully

is fully enclosed with feather board fencing. The wraparound lawn is complemented by mature shrub borders, a large garden shed, greenhouse, and a paved area suitable for a potting shed or additional storage. The garden also benefits from an external water tap, double outdoor power socket, and exterior lighting.

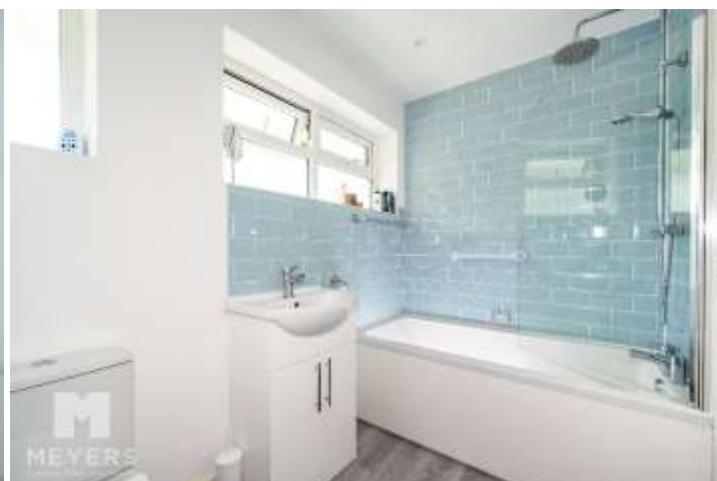
## **Location**

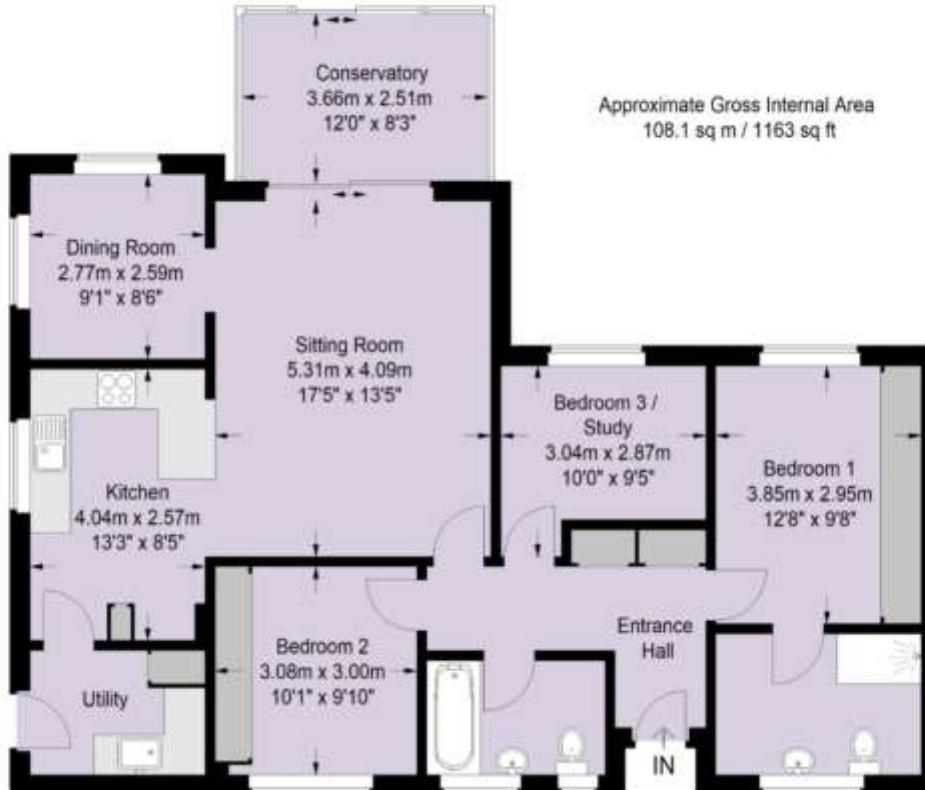
Situated within St Leonards, Woolsbridge Road is easily accessible from the A31 and surrounded by a Nature Reserve is extremely well positioned in a convenient location close to various amenities including the adjacent Cornerways doctors surgery and Marks and Spencers convenience store. St Leonards is 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 and is a 'stone's throw' from the popular Moors Valley and Avon Heath Country Parks.



**TENURE – FREEHOLD  
COUNCIL TAX BAND – E  
EPC – C**





MULTIPLE  
PARKING



WOOLSBIDGE ROAD  
ST LEONARDS  
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1163 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	1163 SQ FT
COUNCIL TAX	E
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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