

VICTORY WAY

Victory Oak | St. Leonards | BH24 2FA



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Guide Price £340,000

This modern and spacious two/three-double-bedroom freehold coach house is ideally positioned on the popular Victory Oak development in St. Leonards. Owned since new and presented to an exceptional, turn-key standard throughout, the property offers bright and versatile accommodation arranged over two floors. Built in 2018 with approximately two years remaining on the NHBC warranty, the property also benefits from owned PV solar panels, enhancing its energy efficiency, together with excellent commuter links and woodland walks on the doorstep. The property is ideally suited to first-time buyers or those looking to downsize.

 1  3  1  1

- Three Bedroom Coach House
- Allocated Parking Bay
- Private Back Garden
- Spacious Open Plan Living/Dining Room
- Versatile Ground Floor Sitting Room or Bedroom Three
- Downstairs WC
- Doorstep Walks to Open Heath/Woodland
- Convenient Location on Fantastic Commuter Routes
- Built in 2018 – Approx Two Years NHBC Building Warranty

Entrance

A composite front door opens into the bright and welcoming entrance hallway, with stairs rising to the first-floor landing and an internal door providing access to the ground-floor sitting room/bedroom three. The entrance benefits from attractive tile-effect flooring.

Ground Floor Sitting Room or Bedroom 3

A versatile and generously proportioned room offering a variety of potential uses. Currently arranged as an additional sitting room, the space could readily serve as a third bedroom, home office or study, depending on the purchaser's requirements. The room enjoys a pleasant outlook towards the front elevation

and benefits from a glazed patio door with side panel, providing access to the rear garden and allowing plenty of natural light into the room.

Ground Floor WC

Accessed from the ground-floor sitting room, the cloakroom comprises a low-level WC, wash hand basin with pedestal and mixer tap, tiled splash back, tile-effect flooring and an opaque opening window over the rear elevation.

First Floor Landing

The stairs rise from the entrance hallway to the first-floor landing, providing access to the main living accommodation, two bedrooms and family bathroom.

A Velux window provides natural light onto the landing and down the stairwell, while a useful storage cupboard offers space for coats and houses the fuse board, electrical sockets, network cabling and solar panel isolation controls. A further linen cupboard, positioned above the stairwell, incorporates built-in shelving and additional storage together with an electric heater. A ceiling hatch provides access to loft storage.

Sitting / Dining Room

A bright and spacious open-plan sitting and dining room, offering ample space for a comfortable sofa suites together with a dining table and chairs for four to six people. The room benefits from an attractive front-

facing aspect and a floor-to-ceiling window, providing excellent natural light. The neutral colour palette creates a warm and welcoming environment and provides a versatile space for both relaxing and entertaining.

Kitchen

Accessed from an opening from the living room which provides a semi open plan feel to the space, the modern kitchen is finished with contemporary grey gloss units, contrasting marble-effect work surfaces and matching upstands. A stainless-steel one-and-a-half bowl sink with drainer and mixer tap is positioned beneath a window overlooking the rear elevation. Integrated appliances include an under-

counter oven, four-ring stainless-steel gas hob, splashback and extractor hood, while there is space for a freestanding fridge/freezer and plumbing for a washing machine. Additional features include white gloss wall cabinets, tile-effect flooring and a Worcester combination boiler concealed within a wall cupboard.

Bedroom 1

A spacious primary bedroom featuring two windows overlooking the front elevation, providing excellent natural light to the room. There is ample space for a king or super-king-size bed together with a range of freestanding bedroom furniture, similar colour palette continues through the space.

Bedroom 2

A further well-proportioned double bedroom, currently utilised as a dressing room, enjoying a pleasant rear-facing aspect overlooking the garden.

Family Bathroom

The contemporary family bathroom serves both first-floor bedrooms and comprises a low-level WC, wash hand basin with pedestal and mixer tap, panel bath with mixer tap and shower attachment over, together with a glazed hinged shower screen. The room features tiled walls, a shaving point, wall-mounted heated towel rail, tile-effect flooring and a Velux roof light.

Externally

A paved pathway leads to the front entrance, which is sheltered by a storm porch. External lighting and established shrub borders create an attractive approach to the property.

The private rear garden is a particularly appealing feature and enjoys a sunny aspect, creating an ideal space for outdoor dining and entertaining. The garden comprises a paved patio area and lawn, enclosed by close-board fencing.

A pedestrian gate provides direct access to the allocated parking bay situated immediately to the rear of the garden.

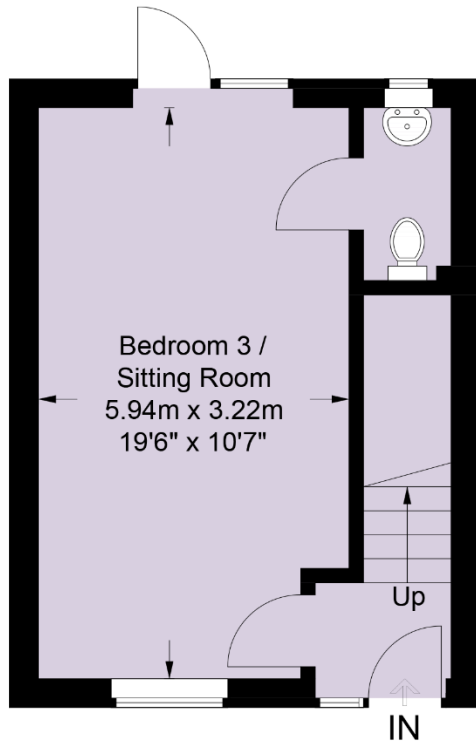
Location

Constructed in 2018, the Victory Oak development is conveniently positioned with easy access to the A31 and surrounded by nature, while being close to local amenities including a doctors' surgery and Marks & Spencer convenience store. St. Leonards is a sought-after area, located close to the popular market town of Ringwood and the New Forest, with Moors Valley and Avon Heath Country Parks nearby. The excellent transport links also provide convenient access for commuters, while the beautiful local beaches are within easy reach.

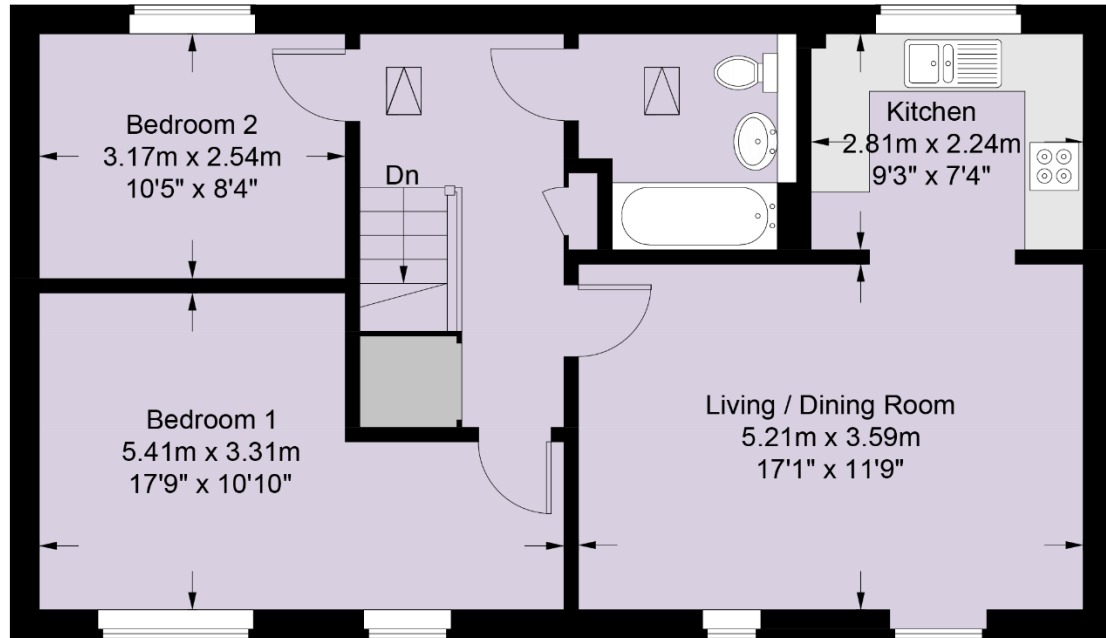
COUNCIL – DORSET
COUNCIL TAX BAND – C
EPC – B
TENURE – FREEHOOD



Approximate Gross Internal Area
 Ground Floor = 25.9 sq m / 279 sq ft
 First Floor = 64.7 sq m / 696 sq ft
 Total = 90.6 sq m / 975 sq ft



Ground Floor



First Floor

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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

