

OMAHA ROAD

St Leonards | Ringwood | BH24 2FE





Guide Price: £600,000

The property occupies a particularly desirable position within the development, enjoying a quiet and secluded setting with pleasant views over the woodland to the front, with attractive walks accessible directly from the doorstep. Beautifully presented throughout, the property offers a superb turnkey opportunity and has been thoughtfully enhanced by the current owners. The accommodation provides generous and versatile living space, including a welcoming sitting room and an impressive kitchen/dining room overlooking the rear garden. The combination of the peaceful woodland outlook to the front, direct access to nearby walks and the beautifully landscaped garden makes this an appealing home in a sought-after position.

 1  4  2  3 + Garage

- Four Bedroom Detached Family Home
- Built CIRCA 2018 – Current Owners Purchased from New
- En Suite to Primary, Family Bathroom, Ground Floor Cloakroom
- Open Plan Kitchen/Dining Room
- Separate Sitting Room
- Landscaped Rear Garden
- Detached Garage
- P.V Solar Panels – Highly Energy Efficient
- Off Road Driveway Parking Three Cars
- Views Over the Adjacent Forest – Walks off the Doorstep

Entrance Hallway

A composite front door provides access to the welcoming entrance hallway, which in turn gives access to the ground floor WC, sitting room and kitchen/dining room with the stairs rising to the first floor landing. The hallway also benefits from a useful under-stairs storage cupboard housing the fuse board, solar isolator and network connections, together with additional space for coats and shoes. Karndean flooring runs from the entrance hallway through the ground floor WC and into the kitchen/dining room.

Ground Floor Cloakroom

A spacious ground floor

cloakroom comprising a low-level WC, wash hand basin with pedestal and mixer tap, tiled splashback and an opening window to the front elevation. Also features attractive panelled-style walls.

walk-in shower enclosure with hinged glazed door and a wall-mounted shower attachment. The room is finished with tiled walls and grey wood-effect flooring.

Bedroom 2

Another generous double bedroom enjoying a lovely aspect over the rear garden. There is ample space for a king-size bed and freestanding furniture, together with sufficient room for a bank of freestanding wardrobes across the width of one wall.

Bedroom 3

A further double bedroom positioned to the front of the property and enjoying a pleasant outlook. There is ample space for a double bed

freestanding furniture.

Bedroom 4

Currently utilised as a home office/study, this versatile fourth bedroom enjoys views over the rear garden. The room offers flexibility and could accommodate a small double bed, together with freestanding furniture.

Family Bathroom

The family bathroom is fitted with a modern white suite comprising a low-level WC, wash hand basin with pedestal and mixer tap, and panelled bath with traditional-style taps and shower attachment over. The bath is enclosed by a hinged glazed shower screen, with tiled walls and grey wood-effect flooring.

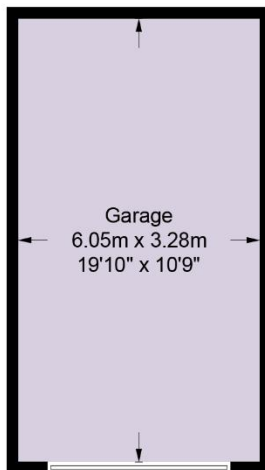
Garage

The detached single garage provides excellent additional storage and benefits from power and lighting. There is useful apex storage space, double power sockets suitable for an additional freezer and tumble dryer, and an up-and-over garage door.

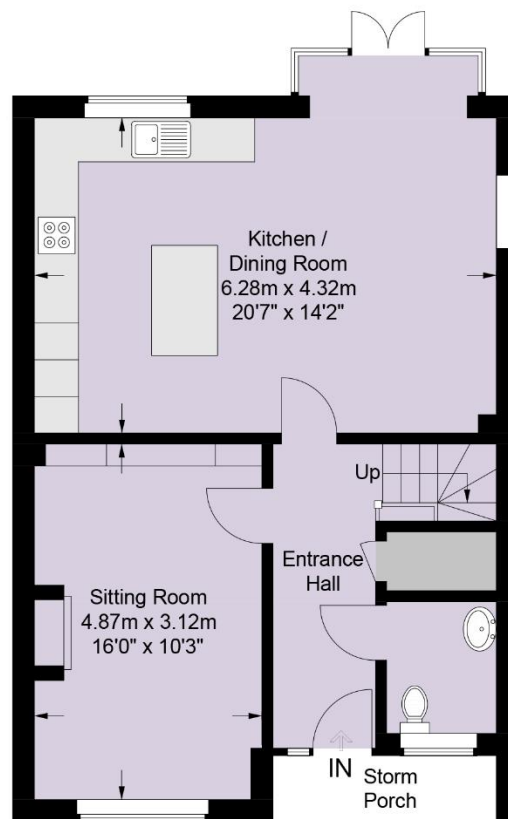
External Areas

The property is approached via a block-paved driveway providing parking for three vehicles in front of the garage. A paved pathway leads to the covered open porch and entrance door. The front garden features gravel/shingle beds, trees borders and a lawned area, creating an attractive approach to the property.

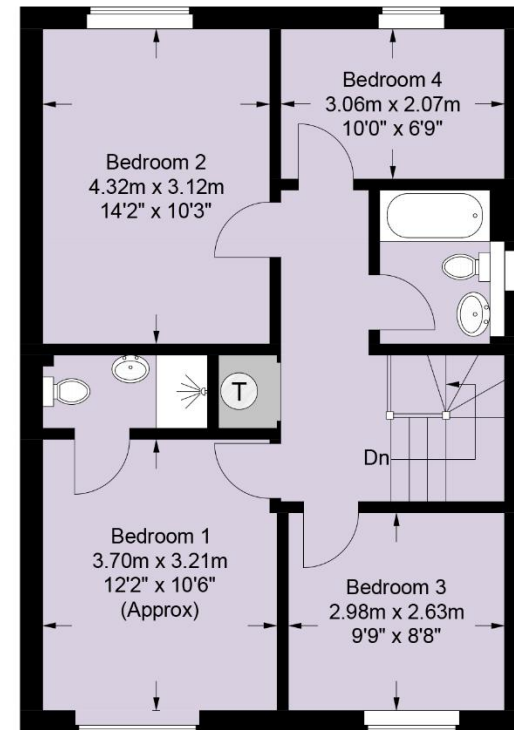
The landscaped rear garden has been thoughtfully designed to



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 58.0 sq m / 624 sq ft
 First Floor = 58.9 sq m / 634 sq ft
 Garage = 20 sq m / 215 sq ft
 Total = 136.9 sq m / 1473 sq ft

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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.