



## 3 Hobbs Park, St Leonards And St Ives, BH24 2PU

Offers Over £650,000

- Spacious Detached Family Home
- Utility Room
- Two Bathrooms and Cloakroom
- Three Reception Rooms
- Double Garage and Driveway
- South/South West Facing Garden
- Large Kitchen/Breakfast Room
- Well Presented Throughout
- Popular Location

# 3 Hobbs Park, St Leonards And St Ives BH24 2PU

An IMPRESSIVE FOUR-BEDROOM DETACHED family home, positioned within a small and exclusive development, offering easy access to the popular market towns of RINGWOOD and WIMBORNE. Set within mature grounds, the property benefits from a DOUBLE GARAGE, beautifully positioned SOUTH-WEST facing REAR GARDEN, perfect for enjoying the afternoon and evening sun. Spacious and well-presented throughout, the accommodation includes a bright double-aspect lounge, separate dining room, and a generous kitchen/diner with adjoining utility room. Upstairs, there are FOUR DOUBLE BEDROOMS and TWO BATHROOMS, making this an ideal home for families seeking space, comfort, and a desirable semi-rural setting on the edge of the New Forest.

 4  2  3  C Council Tax Band: G



## Property Details

### Area

St Leonards is a village conveniently situated between the market towns of Ringwood and Wimborne, further suburbs of Ferndown, West Moors and Verwood are also close to hand with their excellent array of pubs, restaurants and shopping centres.

To the north of St Leonards lies the Moors Valley Country Park, which has many attractions such as train rides, cycle tracks, a fishing lake and a café. To the south is Avon Heath Country Park which has a large visitor centre, play park and picnic area. To the east of the park, by the River Avon, is Avon Castle, a country house built about 1872. St Leonards has a local parade of shops which serves the village. A quiet retreat perfect for a couple or family.

### Description

Covered Entrance Porch, front door to Entrance Hall, built in storage cupboard, Cloakroom, low level w.c. vanity under, part tiled window to front  
Double opening doors to Lounge, a spacious double aspect making a bright and airy room, window to front patio doors to rear garden, built in fire surround and matching hearth.

Dining Room off hallway, with double opening doors into room, patio door to rear garden

Kitchen/Breakfast Room, range of work surfaces with eye and low level storage cupboards, built in dishwasher, water softener, built in 5 burner NEFF gas hob, Neff double oven, space for fridge freezer, window to rear,  
Breakfast Area, double aspect.

Utility, work surfaces with cupboards under, space and plumbing ( space for tumble drier if needed ) door to rear

garden.

Study, window to front aspect

Galleried Landing, window to front aspect,

hatch to loft space, built in airing

cupboard, storage and hot water tank

Bedroom One, a generous size, built in

wardrobes

Ensuite, walk in shower, low level w.c wash

hand basin, fully tiled

Bedroom Two, good size double, window

to rear

Bedrooms Three and Four are both

doubles with windows to front aspect

Bathroom. a large room with double wash

hand basin unit with vanity cupboards

below, paneled bath with mixer taps and

shower attachment, separate corner

shower cubicle, fully tiled

Outside - Rear Garden is South/South

West Facing, a mature setting with trees

bordering offering a good deal of

seclusion. The patio area adjoins the

property, remainder of the garden mainly

laid to lawn with various mature flower

and shrub borders, fully enclosed by

timber panel fencing, gate to side access,

further patio to side with green house,

access via personal door to

Double Garage, pitched roof, power and

light.

Front, block paved driveway providing

ample off road parking. Garden is easy

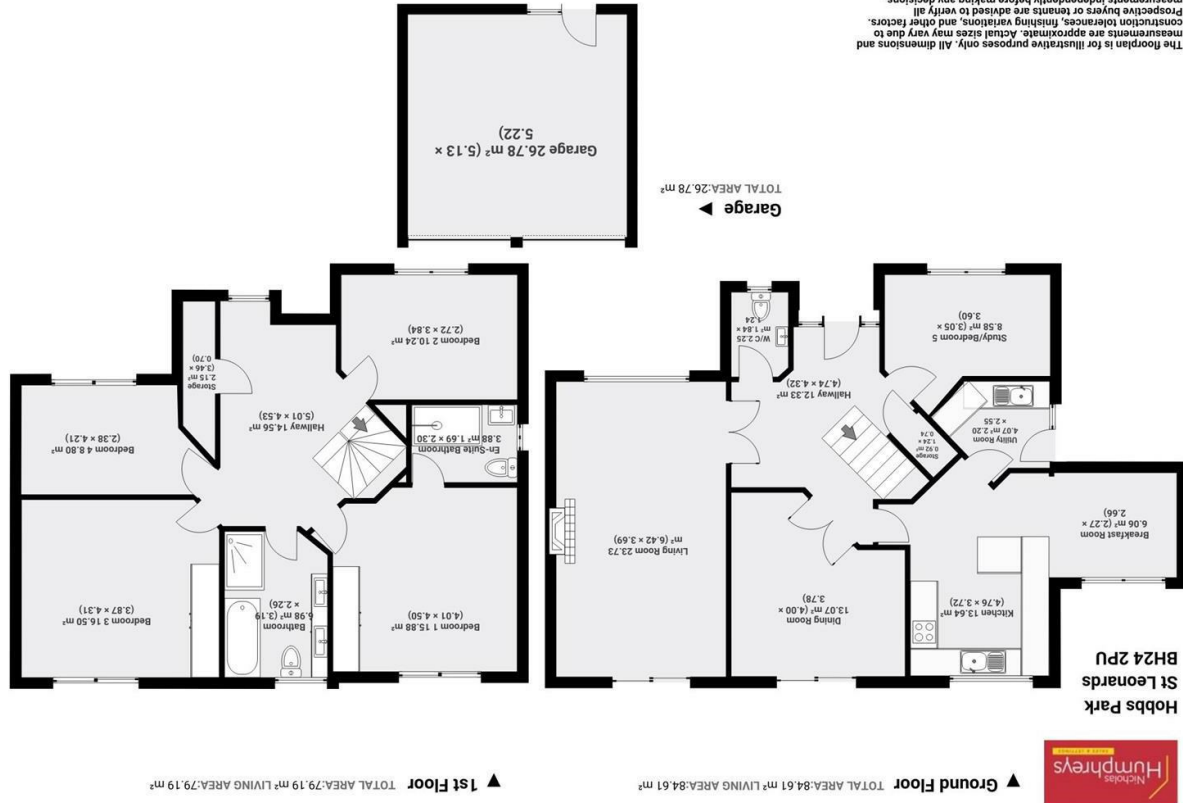
maintenance, gravelled with inset rockery

and shrubs.

### Tenure

Freehold





## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	77
Potential	