

# CEDAR AVENUE

St Leonards | Ringwood | BH24 2QQ



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# Guide Price: 750,000

A bespoke chalet-style residence, built circa 2006, situated in a quiet and sought-after residential location in St Leonards. This charming home blends traditional cottage character with subtle Spanish villa influences and occupies a private, enclosed plot with a beautifully maintained wraparound garden and veranda. The property offers a generous and versatile layout, featuring expansive open-plan living accommodation, a ground floor principal bedroom suite, and two spacious first-floor bedrooms and generous landing (4<sup>th</sup> Bedroom). Also benefiting from off road parking, garage and well equipped workshop.

 1  3  3  2 + Garage

- Chalet residence built circa 2006 with bespoke features throughout.
- Sought-after and quiet residential location in St Leonards.
- Open-plan kitchen, dining and sitting area with triple-aspect.
- Ground floor principal bedroom with a walk-in dressing room and en suite bathroom and French doors to the rear garden.
- Two generous first-floor double bedrooms, one with en suite
- Versatile landing potential for fourth bedroom or home office.
- Underfloor heating throughout the ground floor.
- Beautiful private garden with patio, stream and mature planting.
- Garage with electric door plus fully equipped workshop.
- Off-road parking and attractive cottage-style frontage

## **Entrance Porch**

The property is approached via a charming cottage-style front door which opens into an entrance porch featuring bench seating and terracotta tiled flooring. This leads seamlessly onto a delightful covered veranda with decking and a glazed roof, creating a bright and sheltered outdoor space that is perfect for morning coffee and relaxation while enjoying views over the garden. This inviting approach sets the tone for the character and warmth found throughout the home.

## **Ground Floor Cloakroom**

Fitted with a concealed cistern WC, wash basin with storage, and fully tiled walls.

## **Kitchen / Dining / Sitting Room**

Accessed via glazed UPVC French doors from the veranda, this impressive open-plan space forms the heart of the home and enjoys views over the front, side, and rear gardens. The kitchen is fitted with shaker-style wall and base units with oak work surfaces, incorporating a stainless steel sink with mixer tap, Bosch mid-height oven and combination oven (not in use), four-ring electric hob with extractor, an integrated dishwasher, under-counter fridge, and an American-style fridge freezer housed within an alcove. A utility cupboard provides space and plumbing for a washing machine and tumble dryer,

alongside a separate larder cupboard offering additional storage. The space is enhanced by solid oak flooring throughout, underfloor heating across the ground floor, and exposed brick splashback detailing. The dining area features a charming bay window with bespoke bench seating and ample space for a six to eight seater dining table. The sitting area offers a cosy yet bright environment with multiple windows and triple-aspect French doors opening onto the rear garden and patio, complemented by a feature brick wall and alcove lighting that adds warmth and character.

## **Ground Floor Bedroom 1 (Principal Suite)**

A spacious principal bedroom

with direct access to the garden via glazed UPVC doors, offering ample space for a king or super king bed and freestanding furniture. An internal door leads to a walk-in dressing room fitted with bespoke storage and tiled flooring. The en suite bathroom is finished to a high standard with twin inset basins set with vanity storage unit, a Jacuzzi bath with overhead shower, a concealed cistern WC, mirrored cabinets with shaving point, a heated towel rail, and full-height tiling. A cupboard houses the underfloor heating manifold.

## **First Floor Landing**

A bright and versatile landing area with a Velux window, currently used as a seating or study space with a built-in

desk, and offering potential to be enclosed to create an additional fourth bedroom or separate home office.

## **Bedroom 2 and En Suite**

A generous double bedroom overlooking the front elevation, providing ample space for a king or super king bed, complemented by fitted wardrobes and access to eaves storage. The en suite includes a concealed cistern WC, vanity basin with storage, and a panel bath with overhead shower, finished with tiled walls and a heated radiator.

## **Bedroom 3**

Another spacious double bedroom with a front aspect, fitted wardrobes, and access

to eaves storage.

### **Family Shower Room**

The shower room comprises a walk-in shower with glass screen, vanity basin with storage, concealed cistern WC, and fully tiled walls, with a Velux window providing natural light. An airing cupboard houses the hot water tank and offers additional linen storage.

### **Garage & Workshop**

The garage is accessed via an electric roller door and provides space for a vehicle while housing the Glow-worm boiler and electrical systems. A rear lobby connects to a well-equipped workshop fitted with bespoke workbenches, storage cupboards, multiple power sockets, laminate flooring, and direct access to the garden via

an oversize stable door, making it ideal for hobbies, engineering, or practical use.

### **Externally**

#### **Front**

The property is approached via a shingle driveway providing off-road parking, with a paved pathway leading to the front entrance, porch, and veranda.

#### **Rear Garden**

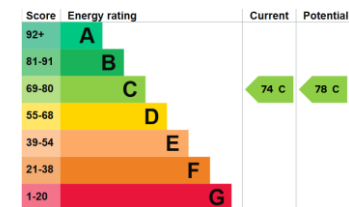
The rear garden is a true highlight of the property, being private, enclosed, and wrapping around the home. Thoughtfully landscaped, it offers multiple areas for outdoor dining and entertaining, including a block-paved patio, a brick-built barbecue with pergola, decorative pond, and attractive stone features.

The part walled garden is well stocked with mature shrub and tree borders, along with fruit trees including pear and plum trees, raised beds, a lawn area, and a garden chalet. A feature stream enhances the setting, and there is direct access from both the sitting room and principal bedroom onto the patio, creating a seamless indoor-outdoor living experience.

### **Location**

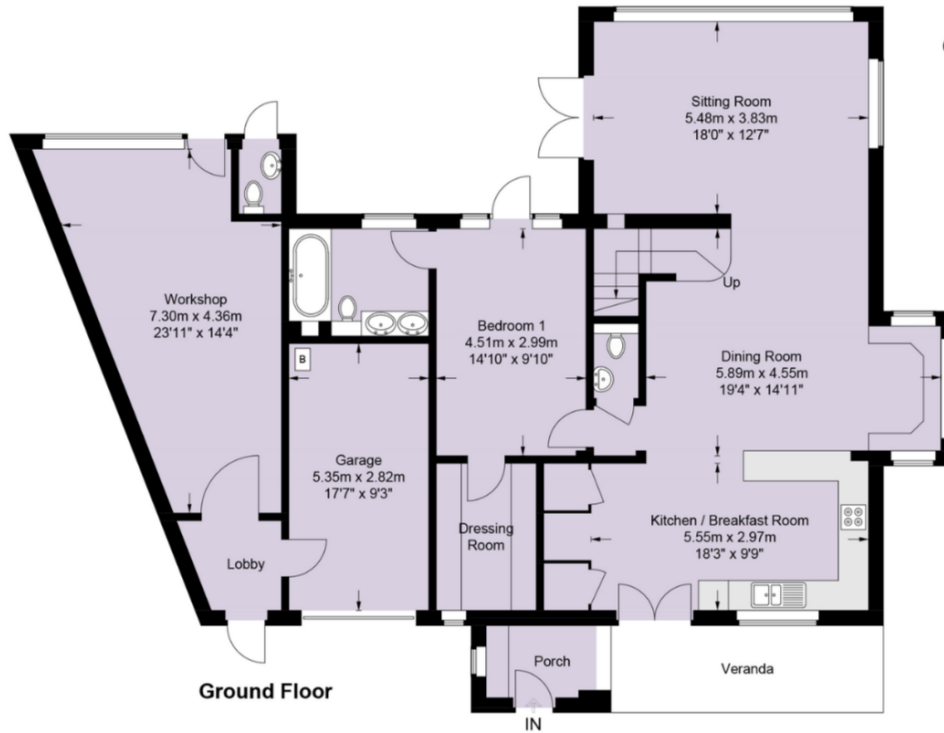
Situated on a quiet residential road in St Leonards, the property is extremely well positioned in a convenient location. St Leonards is a sought after area just a short distance from the popular and bustling market town, Ringwood. Located on the western edge of the New Forest, at a crossing point of

the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. 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 Moor Valley Country Park.



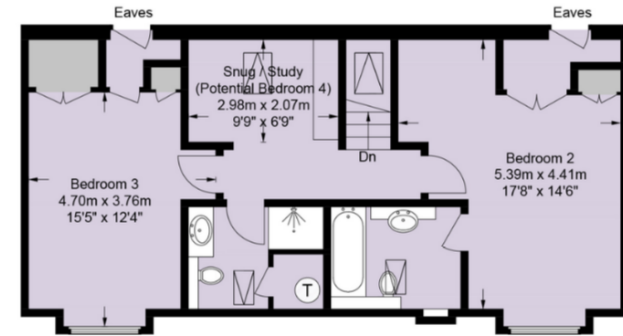
**COUNCIL TAX – F  
DORSET COUNCIL**





Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 147.2 sq m / 1584 sq ft  
 First Floor = 65.5 sq m / 705 sq ft  
 Total = 212.7 sq m / 2289 sq ft



First Floor



ST LEONARDS  
 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1584 SQ FT
FIRST FLOOR AREA	705 SQ FT
TOTAL FLOOR AREA	2289 SQ FT
COUNCIL TAX	F
EPC RATING	C
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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