









# 40 Grange Road, St. Leonards, Ringwood, BH24 2QE

## FREEHOLD

A simply stunning, private and established plot (approximately 0.25 acres), extensive parking and plenty of garaging (plus carport), are just a few features of this utterly charming, unique and spacious family home, that has been extended, improved and cherished by the current owners of over forty years. Centrally located upon a level plot, affords this property peaceful views over its gardens to all four sides.

The current owners have extensively and sympathetically improved the property over the decades of their ownership, creating a light, spacious and flexible home, perfect for a growing family or anyone wanting a home with annexe potential.

There is a master bedroom (with en-suite WC) on the first floor with a dual-aspect to the front and rear, whilst the ground floor lies host to 3 or 4 further bedrooms, a contemporary style family shower room and additional cloakroom/WC.

The remaining ground floor bedrooms are currently being utilized as a study, art studio (with dual aspect and lantern style roof light), a library/music room and guest bedroom.

The heart of this beautiful home is the double aspect sitting room with doors that open into a conservatory/garden room. It has hardwood flooring, plenty of useful built-in storage and a log burner. A decorative arch opens into the formal, panelled dining room, which has a continuation of the hardwood flooring.

The kitchen has been carefully designed to make the best use of the space on offer and is fitted in a range of wall and floor mounted units with contrasting worktops and tiled splashbacks with built-in gas hob and electric oven.

This fine home further benefits from gas central heating, double glazing, a utility area and is on mains drainage, water & electricity.

The breath-taking gardens are a particular feature and are wonderfully private and established. Please take some time to view the photos as words simply do not do them justice. Within the grounds is a single, attached garage/workshop with adjoining greenhouse, a further double garage and attached double carport, in addition to a timber summer house. To the front is a gravelled driveway providing parking/turning.





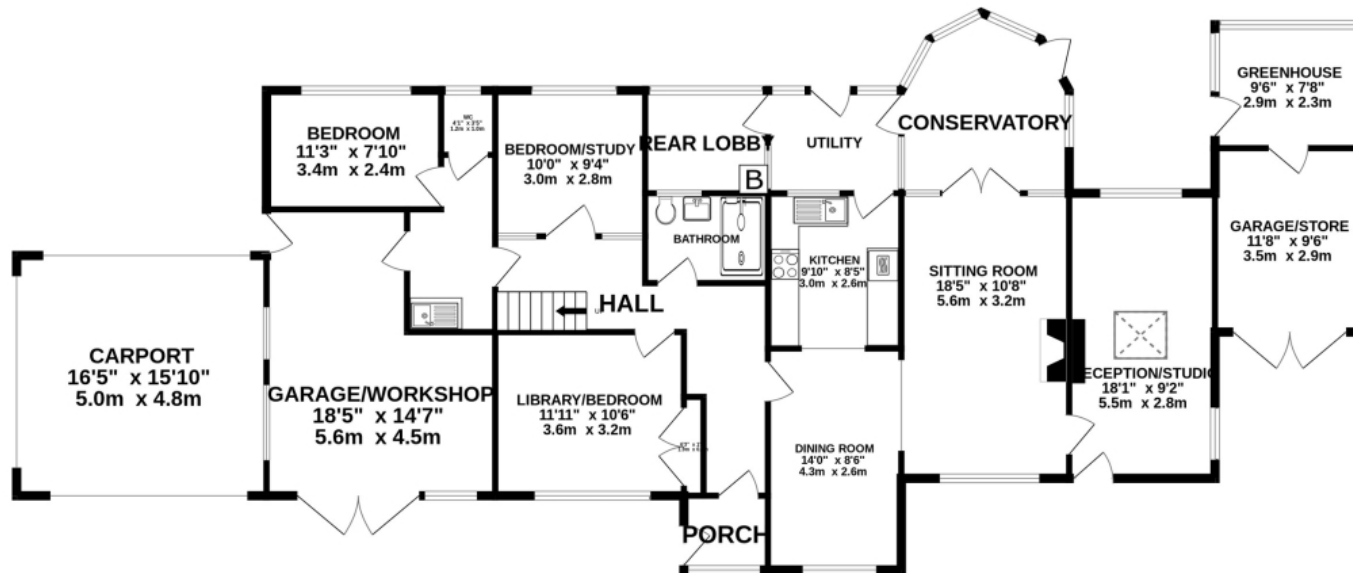






GROUND FLOOR  
1975 sq.ft. (183.5 sq.m.) approx.

1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 2242 sq.ft. (208.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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