

# CONIFER CLOSE

ST.LEONARDS | RINGWOOD | BH24 2RF



**MEYERS**  
MOVING BEYOND EXPECTATIONS



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# Guide Price: £535,000

A beautifully presented and maintained three-bedroom detached bungalow, situated in a quiet cul-de-sac location in a desirable and sought after area of St Leonards, on a generous corner plot, moments from Lions Hill Nature Reserve, Castleman Trailway and Moors Valley country park. This property offers spacious and bright living accommodation throughout, complemented by a landscaped and low maintenance rear garden, external cabin/workshop, single garage, and ample off-road parking. There is also an ideal off road parking space for a caravan or campervan. The wonderful property is turn key for a buyer to move into and enjoy.

 2  3  1  2 + Garage

- Beautifully Presented and Maintained Throughout
- Three Bedroom Detached Bungalow
- Modern Shower Room
- Dual Aspect Sitting Room
- Kitchen and Separate Dining Room
- Bright and Airy Throughout
- Generous Corner Plot Location
- Single Garage and Off Road Parking
- External Workshop/Studio
- Moments from Lions Hill Nature Reserve and Castleman Trailway

## **Entrance Porch & Inner Hallway**

A uPVC partially glazed front door opens into the entrance porch, which is enclosed with uPVC panels and windows and finished with tiled flooring. A secondary uPVC door with side panel window leads into the inner hallway, providing access to the separate WC and sitting room via a partially glazed wooden door. ago. The hallway is finished with attractive feature panelling and a neutral colour palette.

## **Separate W.C**

Comprising a low-level WC and wall-mounted wash hand basin with mixer tap. Finished with tiled flooring and partially tiled walls, with

an opaque opening window to the front elevation.

## **Sitting Room**

A spacious dual-aspect sitting room offering ample space for sofas and freestanding furniture. A feature chimney breast with oak mantel and slate hearth provides a wonderful focal point. The room enjoys views over both the front and rear elevations. Wood-effect laminate flooring continues from the hallway into this room.

## **Kitchen**

Accessed via an internal door from the sitting room, the kitchen features a range of white gloss wall and base units with laminate work surfaces. There is a stainless-steel sink and drainer with

mixer tap beneath a window overlooking the rear garden. Appliances include a four-ring AEG induction hob with tiled splashback, chimney-style stainless-steel extractor fan, mid-height AEG oven, and combination oven. Additional space is available for an under-counter fridge freezer, with plumbing for a washing machine.

## **Dining Room**

A partially glazed door from the kitchen leads into the dining room, which offers ample space for a six-seater dining table and freestanding furniture. Tiled flooring continues through this room, which is heated by an electric wall-mounted radiator. A part-glazed uPVC door provides direct access to the rear garden.

## **Hallway**

A partially glazed internal door from the sitting room leads into the inner hallway, with continued laminate flooring. The hallway provides access to all three bedrooms and the family shower room. Double doors open into a linen cupboard which also houses the Viessmann boiler. A hatch with pull-down ladder provides access to the loft, which benefits from lighting.

## **Bedroom 1**

A spacious principal bedroom with ample room for a king or queen-size bed and freestanding furniture. The room benefits from built-in wardrobes with sliding doors, hanging rails, and shelving, and enjoys a pleasant aspect over the front elevation.

## **Bedroom 2**

A generous second bedroom with space for a double or king-size bed and freestanding furniture. Features a fitted wardrobe with mirrored sliding doors, shelving, and hanging rail, and enjoys views over the rear garden.

## **Bedroom 3**

The third bedroom enjoys an aspect over the front elevation and is currently used as a guest room with pull-out single bed and study area. It also benefits from a fitted wardrobe with mirrored doors, shelving, and hanging rails.

## **Family Shower Room**

Recently fitted and finished

with marble-style ceramic floor tiling and partially tiled walls. Comprising a low-level WC, pedestal wash hand basin with mixer tap, and a large walk-in shower with glazed hinged door, rainfall showerhead, and separate attachment with wall-mounted mixer valves. The room also benefits from electric underfloor heating, a wall-mounted electric towel rail, and an opaque opening window to the rear elevation.

### **Garage**

The single garage is accessed via an up-and-over door and houses the fuse board and gas meter. It benefits from power and lighting, a mezzanine level for additional storage, and space for further appliances.

### **Workshop/Studio**

The external workshop features multiple double power sockets, lighting, and glazed timber bi-fold doors. An excellent space for a workshop, storage, home studio, or garden room. There is additional storage space behind the workshop, along with a separate shed.

### **Externally**

The property is approached via a concrete and shingle driveway providing parking for two vehicles, with an additional separate parking area ideal for a caravan or campervan. The front garden is designed for low maintenance with decorative shingle, raised beds planted with shrubs and grasses,

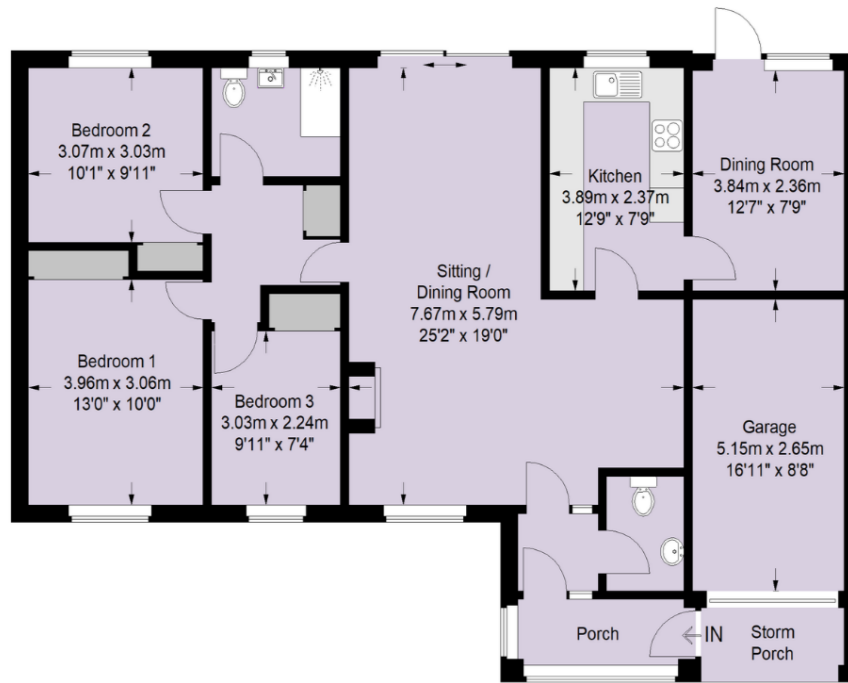
gated side access on both sides of the bungalow, and a double external electric socket to the front elevation.

The rear garden has been landscaped with low maintenance in mind. A sandstone pathway leads from the side elevation and spans the rear of the property, creating a patio area directly off the bungalow with access from both the dining room and sitting room. There is an undercover seating area with pergola, and pathways lead to the workshop/studio. The garden is mainly laid to lawn with decorative shrub and sleeper borders. A shingled seating area in the corner is ideal for enjoying the afternoon and evening sun, with a shed providing additional storage.

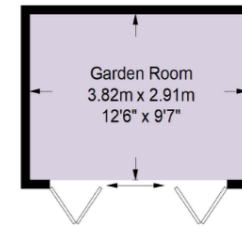
### **Location**

Situated in a quiet and popular cul-de-sac, the property is extremely well positioned in private corner plot 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. 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 Moors Valley Country Park.

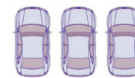




Approximate Gross Internal Area  
 107.3 sq m / 1155 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Garden Room = 11.0 sq m / 118 sq ft  
 Total = 131.8 sq m / 1418 sq ft



(Not Shown In Actual Location / Orientation)



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1155 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	1481 SQ FT
COUNCIL TAX	E
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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