

SWORD CLOSE


Victory Oak | St Leonards | BH24 2FG





Offers In Excess Of: £700,000

Occupying the most sought-after position within the popular Victory Oak development is this beautifully presented four/five double bedroom detached family home. Surrounded by woodland and enjoying easy access to Hurn Forest via a level pathway, this impressive property is designed with both practicality and entertaining in mind. The spacious accommodation comprises of an open plan kitchen/dining room, separate sitting room with log burner, ground floor office, utility room, downstairs cloakroom, four double bedrooms, two en-suite shower rooms and a family bathroom. Externally, the home benefits from a landscaped garden, double garage, ample driveway parking, solar panels and an EV charging point.

 2  4/5  3  Double Garage & Driveway

- Four/Five Bedroom Detached Family Home
- Built in 2018 – Current Owners Purchased from New
- En Suite to Bedrooms 1&2, Family Bathroom, Cloakroom
- Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room and Play Room/Study or Bedroom 5
- Professionally Landscaped Rear Garden
- Double Garage with Driveway Parking for Multiple Vehicles
- P.V Solar Panels – Highley Energy Efficient Home
- Utility Room
- Views Over the Neighbouring Forest – Walks off the Doorstep

Entrance Hallway

Approached via a private pathway leading to a covered external storm porch. Entered via a composite front door, the welcoming entrance hallway enjoys Karndean flooring and provides access to all principal ground floor rooms. The hallway also houses the staircase rising to the first floor.

Ground Floor Cloakroom

Accessed from the hallway, the ground floor cloakroom is fully tiled and comprises a low-level WC and a wash hand basin on a pedestal with a mixer tap. There is ample space for coats and shoes, offering excellent storage options.

Sitting Room

This spacious living room enjoys a front-facing elevation and features a centralised log-burner with stone hearth and oak mantle. There are provisions for a wall-mounted TV, ample room for sofa suites and freestanding furniture. This large room can be entered via the hallway and seamlessly links to the open plan kitchen/diner via double doors

Study/Playroom/Bed 5

Currently utilised as a home office this versatile space could also serve as a second reception room with ground floor front aspect. Featuring a large double glazed window, kandeian flooring & neutral décor.

Kitchen/Dining/Family Room

The contemporary kitchen/dining room forms the heart of the home and offers an excellent social space for families and entertaining alike. Fitted with a range of white gloss handleless base and eye level units complemented by stone work surfaces, the kitchen further comprises a stainless steel sink, integrated fridge/freezer, dishwasher, double oven and four-ring gas hob. A central raised breakfast bar provides additional preparation space and casual stool seating, whilst a water softener is conveniently positioned beneath the sink. The kitchen enjoys views across the garden via a double glazed window whilst a door to the kitchen end of the room provides access to the utility.

This open plan space enjoys two sets of French doors providing access to a large patio whilst the open plan dining area offers ample space for a large table and chairs and enjoys views over the rear garden. A useful understairs cupboard offers further storage and houses the electric meter and fuse board.

Utility Room

Accessed via the kitchen, the utility room includes additional floor and wall units, a corner-housed Worcester boiler, and plumbing for a washing machine and tumble dryer. A glazed door provides side access to the driveway

First Floor Landing

The gallery-style landing

provides access to all four bedrooms, the family bathroom, and the loft via a ceiling hatch. A door opens to the airing cupboard, which houses the Worcester hot water tank. A further storage cupboard contains the inverter for the solar panels.

Bedroom 1 & En Suite

The spacious primary bedroom is a bright dual aspect room featuring fantastic far reaching woodland views via double doors and Juliet balcony. A box side window also perfectly frames the forest outlook. The room includes a bank of built-in wardrobes with shelving and hanging rails and a tiled en suite which features a low-level WC, a pedestal wash hand basin with mixer tap, and a walk-in corner shower.

Bedroom 2 & En Suite

Another generously sized double bedroom, also front-facing, with a Juliet balcony and double glazed French doors offering elevated forest views, complete with built-in wardrobe.

The en suite is fully tiled and comprises a low-level WC, pedestal wash hand basin with mixer tap, a walk-in shower enclosure with sliding glazed door, and a wall-mounted towel rail.

Bedroom 3

A large double bedroom with rear elevation views over the garden. Benefiting from a built in wardrobe this spacious room has ample room for free standing furniture as required.

Bedroom 4

A versatile double room that could double as a second office this room also features ample space to accommodate a king-size bed and additional furniture. It enjoys tranquil garden and forest views through a rear-facing window.

Family Bathroom

A fully tiled space comprising of a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with shower screen, traditional taps, and a shower attachment over.

Garage & Driveway

A spacious block paved driveway precedes a large

garage. The driveway features ample space for multiple vehicles with additional visitor spaces available on Sword Close. Complete with a EV charging point to the front, the garage features two up-and-over doors for access and is fitted with power and lighting. A pitched apex roof provides further storage.

Garden

Accessed via two sets of French doors from the open plan living space is the large private back garden. This landscaped space can also be entered via a secure side gate and is predominantly laid to lawn with ample room for external lounge and dining sets and space for family entertainment and play areas to 'L shaped' side. Fully enclosed by fencing and

mature flowerbeds. A patio area is suited to al fresco dining whilst a paved pathway leads to a beautiful sunken patio with half height brick wall, wooden pergola, sleeper borders, lighting and drainage. The perfect external entertainment space!

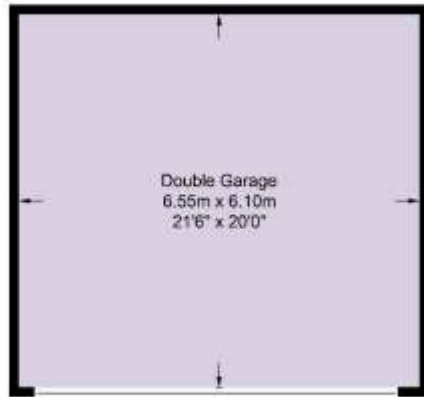
Location

Constructed CIRCA 2018 the Victory Oak development, which is easily accessible from the A31 and surrounded by a Nature Reserve is extremely well positioned in a convenient location close to various amenities including a doctors surgery and a small Marks and Spencers store. St Leonards is a sought after area found just a short distance from Ringwood.





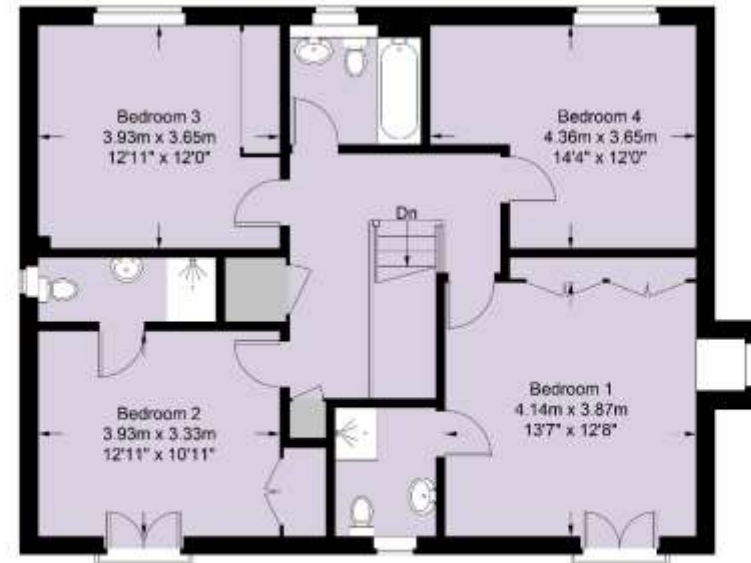
Approximate Gross Internal Area
Ground Floor = 91.6 sq m / 986 sq ft
First Floor = 90.3 sq m / 972 sq ft
Double Garage = 39.9 sq m / 429 sq ft
Total = 221.8 sq m / 2,387 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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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.