Nicholas Humphreys







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

Offers Over £635,000

- 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

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimbornesales@nicholashumphreys.co
http://www.nicholashumphreys.com

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





Nicholas Humphreys

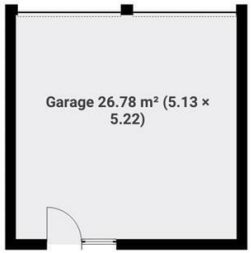
Ground Floor TOTAL AREA:84.61 m² LIVING AREA:84.61 m²

1st Floor TOTAL AREA:79.19 m² LIVING AREA:79.19 m²

Hobbs Park
St Leonards
BH24 2PU



Garage ▶
TOTAL AREA:26.78 m²



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.





2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimbornesales@nicholashumphreys.co
http://www.nicholashumphreys.com