

HAWTHORNE HOUSE

Oaks Drive | St Leonards | Ringwood | BH24 2QR



MEYERS
MOVING BEYOND EXPECTATIONS



MEYERS
MOVING BEYOND EXPECTATIONS



MEYERS
MOVING BEYOND EXPECTATIONS



MEYERS
MOVING BEYOND EXPECTATIONS



MEYERS
MOVING BEYOND EXPECTATIONS

Guide Price: £635,000

Hawthorne House – Contemporary Family Living in St Leonards. Located within an exclusive private enclave in the ever-popular St Leonards area, just two of these impressive four-bedroom detached homes are still available. Created with today's family lifestyle in mind, each property offers well-proportioned accommodation and an abundance of natural light throughout. The interiors are finished to a high standard, combining stylish design with practical living spaces that cater effortlessly to both everyday life and entertaining. Positioned within a private setting and backed by a 10-year structural warranty, these homes offer both reassurance and long-term value. To arrange your viewing, please get in touch — only two homes remain.

 2  4  3  2/3

- High Specification - Local Renowned Builder
- ICW 10 Year Building Warranty
- Primary Bedroom with En Suite and Dressing Area
- Ground Floor Bedroom and En Suite
- Underfloor Heating and Air Source Heat Pump
- Nobili Shaker Style Kitchen and Utility
- E.V Charing Point
- South West Rear Garden
- Concrete Base with Power and Water for External Cabin/Studio
- Backing Onto Open Playing Fields

Entrance Hallway

Entering the property via a UPVC composite door, you are welcomed into a stunning vaulted entrance hallway. A striking picture window provides a wonderful architectural feature and floods the space with natural light across both the ground and first floors. The hallway provides access to the ground floor bedroom, sitting room and kitchen/dining room. An internal door opens to a useful storage cupboard housing the fuse board and electric connections, complete with a double socket for appliances. Light grey Karndean flooring flows seamlessly through the hallway and into the kitchen/dining room.

Ground Floor Cloakroom

Beautifully finished with both floor and wall tiles, the ground floor WC comprises a wall-mounted WC with concealed cistern, a wash hand basin set within a vanity unit with storage below and mixer tap, and a mirror positioned above.

Sitting Room

Located to the front elevation, the sitting room benefits from an attractive box bay window. The room offers ample space for sofa suites and includes provisions for a wall-mounted television.

Ground Floor Bedroom 2 & En Suite

The ground floor bedroom enjoys a large box bay window allowing excellent natural light,

with ample space for a king or super king-size bed along with freestanding furniture. The en suite shower room is finished with floor and wall-mounted tiles and comprises a wall-mounted WC with concealed cistern, a wash hand basin with mixer tap and vanity storage below, a wall-mounted heated towel rail, and a corner shower enclosure featuring a rainfall showerhead, separate attachment, mixer valves and alcove storage.

Kitchen / Dining Room

Situated at the rear of the property, the impressive kitchen/dining room enjoys views over and direct access to the south-facing rear garden. The kitchen has been finished to a high specification with

shaker-style forest green matt floor and wall units complemented by contrasting quartz work surfaces, matching upstands, window sill and waterfall-edge side panel that creates an overhang for breakfast bar seating. A counter-sunk one-and-a-half bowl sink with mixer tap is positioned beneath the window overlooking the garden. Integrated appliances include a Bosch induction hob with extractor over, Bosch oven and microwave, integrated fridge freezer and integrated dishwasher. The dining area comfortably accommodates a six- to eight-seater dining table along with additional freestanding furniture if required, and aluminium-framed bi-folding doors open onto the rear patio creating a superb indoor-outdoor flow.

Utility Room

An internal door from the kitchen leads into the utility room, fitted with matching floor and wall units for additional storage and a contrasting work surface, a stainless steel sink with mixer tap, a built-in Bosch washer/dryer and a UPVC part-glazed door providing side access.

First Floor Landing

The staircase features a carpet runner, oak handrails and glass balustrade panels, creating a stylish blend of traditional and contemporary design. The galleried landing provides access to all three bedrooms and the family bathroom, double doors open into an airing cupboard with shelving for linen and housing

the hot water tank, and a ceiling hatch provides access to the loft. The vaulted ceiling and picture window from the hallway continue to create a bright and airy feel with an aspect over the front elevation.

Bedroom One, Dressing Area & En Suite

A spacious principal suite located to the rear elevation enjoys views over neighbouring fields, with ample room for a king or super king-size bed and freestanding furniture. An opening leads into the dressing area offering space for floor-to-ceiling wardrobes, and a door leads into the en suite shower room finished to a high standard with marble-effect floor and wall tiles. The en suite comprises a wash

hand basin with vanity storage and mixer tap, illuminated touch mirror, matte black wall-mounted heated towel rail, wall-mounted WC with concealed cistern and walk-in shower with rainfall showerhead, separate attachment, wall-mounted valves and alcove storage.

Bedroom 3

A spacious double bedroom positioned to the rear elevation offering ample space for a king-size bed and freestanding furniture.

Bedroom 4

A further double bedroom located to the front elevation with room for a king-size bed and freestanding furniture.

Family Bathroom

The family bathroom is finished with floor and wall tiles and comprises a wall-mounted WC with concealed cistern, wall-mounted ceramic basin with vanity storage and mixer tap, illuminated touch mirror, matte black heated towel rail and panelled bath with glazed shower screen. The bath area includes tiled walls, rainfall showerhead, separate shower attachment, wall-mounted valves and alcove storage, and an opaque opening window provides natural light and ventilation from the side elevation.

External Areas

To the front, the property is accessed via a shared driveway from Oaks Drive,

with Plot Three positioned to the far right-hand corner and benefiting from a block-paved driveway providing parking for two to three vehicles, enclosed with oak sleeper borders and shrubs, and an attractive vaulted porch providing covered access to the entrance.

The south-facing rear garden is mainly laid to lawn with a concrete base positioned in the far corner ready for a potential garden room or chalet studio, enclosed by close-board fencing and shrubs, with a sandstone patio directly adjoining the rear of the property, side access and external electrical sockets.

EPC – C
COUNCIL TAX – F
LOCAL COUNCIL - DORSET



Approximate Gross Internal Area
 Ground Floor = 70.9 sq m / 763 sq ft
 First Floor (Excluding Void) = 66.1 sq m / 711 sq ft
 Total = 137.0 sq m / 1474 sq ft



OAKS DRIVE
 ST LEONARDS
 BH24



Copyright: Meyers Estates 2021

APPROXIMATE AREAS	
GROUND FLOOR AREA	763 SQ FT
FIRST FLOOR AREA	771 SQ FT
TOTAL FLOOR AREA	1474 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.

01425 561227
Ringwood@meyersstates.com
www.meyersstates.com

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.

