OMAHA ROAD

St Leonards | Ringwood | BH24 2FE











Guide Price: £550,000

The property occupies a particularly desirable position within the development, enjoying a quiet and secluded setting with pleasant views over the woodland to the front, with attractive walks accessible directly from the doorstep. Beautifully presented throughout, the property offers a superb turnkey opportunity and has been thoughtfully enhanced by the current owners. The accommodation provides generous and versatile living space, including a welcoming sitting room and an impressive kitchen/dining room overlooking the rear garden. The combination of the peaceful woodland outlook to the front, direct access to nearby walks and the beautifully landscaped garden makes this an appealing home in a sought-after position.

1 | 4 | 2 | 3 + Garage

- Four Bedroom Detached Family Home
- Built CIRCA 2018 – Current Owners Purchased from New
- En Suite to Primary, Family Bathroom, Ground Floor Cloakroom
- Open Plan Kitchen/Dining Room
- Separate Sitting Room
- Landscaped Rear Garden
- Detached Garage
- P.V Solar Panels – Highly Energy Efficient
- Off Road Driveway Parking Three Cars
- Views Over the Adjacent Forest – Walks off the Doorstep

Entrance Hallway

A composite front door provides access to the welcoming entrance hallway, which in turn gives access to the ground floor WC, sitting room and kitchen/dining room with the stairs rising to the first floor landing. The hallway also benefits from a useful under-stairs storage cupboard housing the fuse board, solar isolator and network connections, together with additional space for coats and shoes. Karndean flooring runs from the entrance hallway through the ground floor WC and into the kitchen/dining room.

Ground Floor Cloakroom

A spacious ground floor cloakroom comprising a low-level WC, wash hand basin with pedestal and mixer tap, tiled splashback and an opening window to the front elevation. Also features attractive panelled-style walls.

Sitting Room

The comfortable sitting room is positioned to the front of the property and enjoys a pleasant outlook. A central feature fireplace with tiled hearth and wooden mantle creates an attractive focal point to the room, together with bespoke shelving and cabinetry, creating a traditional shaker-style media wall with useful integrated storage. There is ample space for a suite and freestanding furniture, while the room provides a calm and inviting setting.

Kitchen/Dining Room

Situated to the rear of the property, this impressive open-plan space enjoys a dual aspect with views over the landscaped garden. French doors with adjoining side windows provide direct access to the garden while allowing plenty of natural light into the room. The kitchen is fitted with a range of white handleless gloss floor and wall units, complemented by contrasting work surfaces. A stainless steel one-and-a-half bowl sink with drainer and mixer tap is positioned beneath the window, enjoying views over the garden. Integrated appliances include a four-ring gas hob with chimney-style stainless steel extractor over, a Zanussi mid-height oven and grill, fridge freezer, dishwasher and washing machine. There is excellent storage throughout the kitchen, with the Worcester boiler neatly housed within a wall cupboard. A central island incorporates a matching work surface with breakfast bar, offering space for two or three stools and additional storage. The dining area provides ample room for a six to eight seater dining table and chairs, while there is provision for a wall-mounted television together with space for an accent chair or small sofa, creating a versatile family living environment.

First Floor Landing

Stairs rise from the entrance hallway to the first floor landing, which provides access to all four bedrooms and the family bathroom. A cupboard on the landing provides access to the pressurised hot water cylinder, which incorporates a useful shelf for linen and additional storage. A ceiling hatch provides access to the loft space, which benefits from partial boarding and lighting.

Bedroom 1 & En Suite

The generous principal bedroom is situated to the front of the property and benefits from a floor-to-ceiling window overlooking the adjacent woodland, providing a beautiful and peaceful outlook. The bedroom offers ample space for a super king-size bed and freestanding furniture. An internal door leads to the en-suite shower room, comprising a low-level WC, wash hand basin with pedestal and mixer tap, slimline heated towel rail and

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walk-in shower enclosure with hinged glazed door and a wall-mounted shower attachment. The room is finished with tiled walls and grey wood-effect flooring.

Bedroom 2

Another generous double bedroom enjoying a lovely aspect over the rear garden. There is ample space for a king-size bed and freestanding furniture, together with sufficient room for a bank of freestanding wardrobes across the width of one wall.

Bedroom 3

A further double bedroom positioned to the front of the property and enjoying a pleasant outlook. There is ample space for a double bed freestanding furniture.

Bedroom 4

Currently utilised as a home office/study, this versatile fourth bedroom enjoys views over the rear garden. The room offers flexibility and could accommodate a small double bed, together with freestanding furniture.

Family Bathroom

The family bathroom is fitted with a modern white suite comprising a low-level WC, wash hand basin with pedestal and mixer tap, and panelled bath with traditional-style taps and shower attachment over. The bath is enclosed by a hinged glazed shower screen, with tiled walls and grey wood-effect flooring.

Garage

The detached single garage provides excellent additional storage and benefits from power and lighting. There is useful apex storage space, double power sockets suitable for an additional freezer and tumble dryer, and an up-and-over garage door.

External Areas

The property is approached via a block-paved driveway providing parking for three vehicles in front of the garage. A paved pathway leads to the covered open porch and entrance door. The front garden features gravel/shingle beds, trees borders and a lawned area, creating an attractive approach to the property.

The landscaped rear garden has been thoughtfully designed to provide a number of attractive seating and entertaining areas, making it ideal for alfresco dining and outdoor entertaining. The garden is enclosed by fencing and is predominantly laid to lawn, with established shrub borders featuring lavender, silver birch and specimen trees. A pergola provides an additional seating area and features an established vine, creating a particularly charming setting for outdoor dining with a shingle pathway leading to the orangery/greenhouse, which benefits from power and lighting with an additional paved area for seating which is surrounded by established deep flower borders.





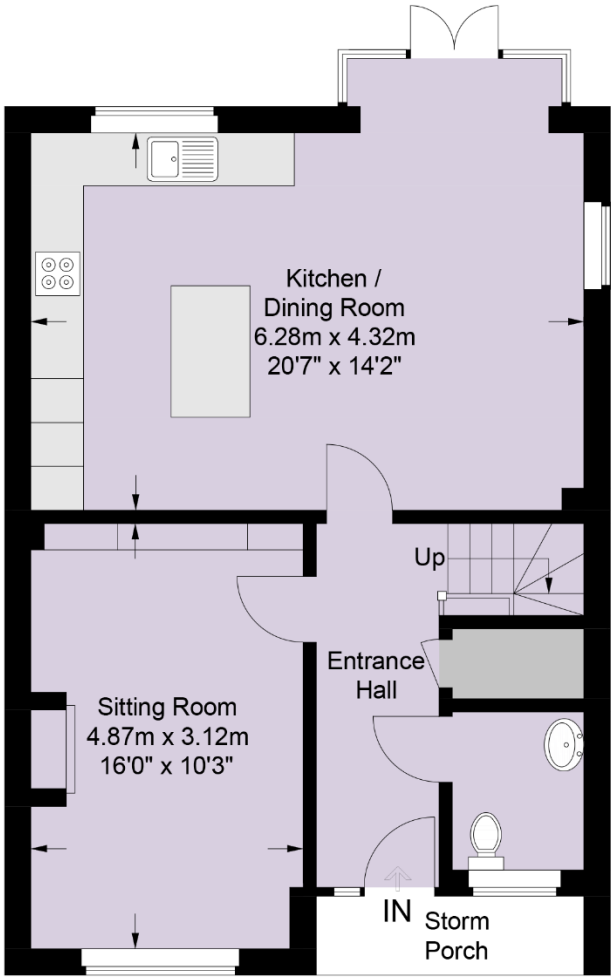




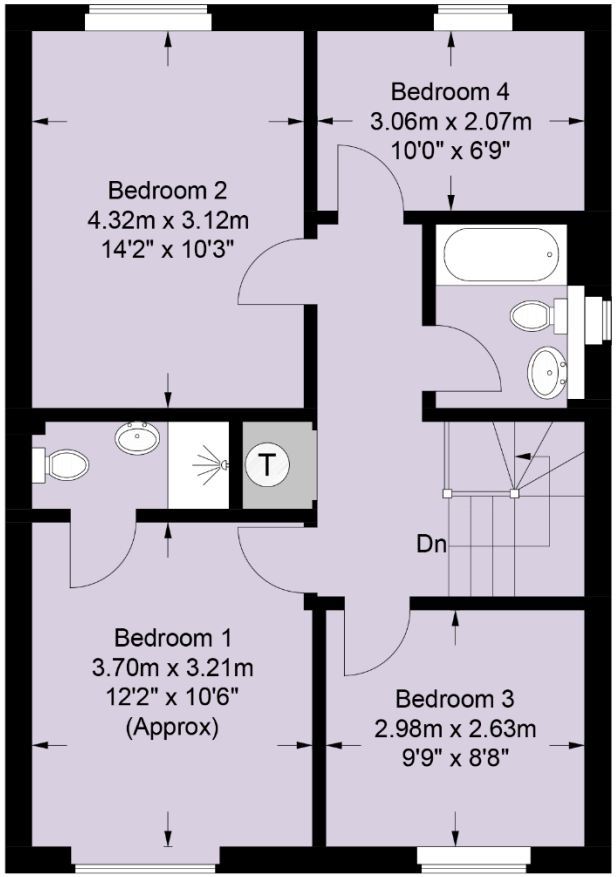




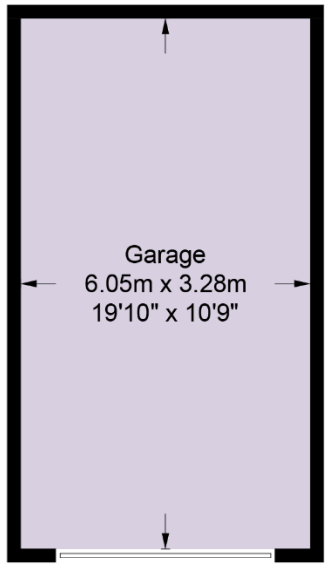
Approximate Gross Internal Area
Ground Floor = 58.0 sq m / 624 sq ft
First Floor = 58.9 sq m / 634 sq ft
Garage = 20 sq m / 215 sq ft
Total = 136.9 sq m / 1473 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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.

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