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St Leonards, Ringwood, Hampshire, BH24 2QL

FREEHOLD

An impressive five bedroom chalet style residence situated within a generous corner plot approaching a quarter of an acre which has planning permission to further extend. The property has been thoughtfully and stylishly extended and refurbished to a particularly high standard by the current owners to provide over 2700 sq. ft. of beautifully presented accommodation. St Leonards itself is located on the outskirts of the market town of Ringwood and there are excellent transportation links to the major centres of Bournemouth, Poole, Salisbury and Southampton. There are also mainline train stations and international airports at Bournemouth and Southampton. The golden sands of Bournemouth beaches, the New Forest National Park and Moors Valley Country Park are also within easy reach. Local schooling is highly regarded with St Ives Primary School currently being a feeder for the acclaimed Ringwood Academy.

The property benefits from recently installed, double glazed windows and doors, high end appliances and gas central heating. The spacious accommodation has been tastefully decorated throughout and comprises an entrance hall with galleried landing, under stairs storage cupboard and natural stripped teak flooring which continues through to the sitting room. The heart of the property is an impressive, extended kitchen/dining/day room, ideally located to the rear of the property. The kitchen area comprises an extensive range of floor and wall mounted units, smooth quartz worksurfaces and a Neff induction hob with a superb Faber Nest extractor hood over. Two Neff ovens, AEG warming drawer and microwave oven, Samsung American style fridge freezer, quartz splash backs. This impressive space opens out into the gorgeous, vaulted dining/day room, which has skylights, warehouse style industrial steel beams and bi-fold doors that open out on an extensive composite decked terrace. Sliding doors lead to a separate utility room, which then opens out in to an incredibly useful boot room with plenty of storage and sink, perfect for muddy dogs or kids.

Two double ground floor bedrooms both have fitted wardrobes with bedroom three benefitting from an en-suite shower room. Bedroom four is serviced by the modern family bathroom.

The generous first floor landing provides access to three further bedrooms all of which have box bay windows with the master bedroom benefitting from fitted wardrobes, eaves storage and en-suite shower room with vanity units, built in his and hers wash basin, shower cubicle, low level WC and Velux window. Bedroom two also benefits from fitted wardrobes; bedroom five has built in shelving and both are serviced by the family bathroom.

The front of the property is approached via double electric gates and pedestrian gates onto a tarmac driveway providing ample off road parking and access to the double garage with electric up and over doors, the front entrance porch and wrought iron gate through to the rear garden. The front garden is laid to artificial lawn for ease of maintenance with shrub borders and mature trees. The well enclosed rear garden is an absolute delight and a real attribute to the property being mainly laid to artificial lawn with extensive composite decking area and conservatory adjoining the rear of the garage.

LOCAL AUTHORITY: Dorset (east Dorset)

COUNCIL TAX BAND: F

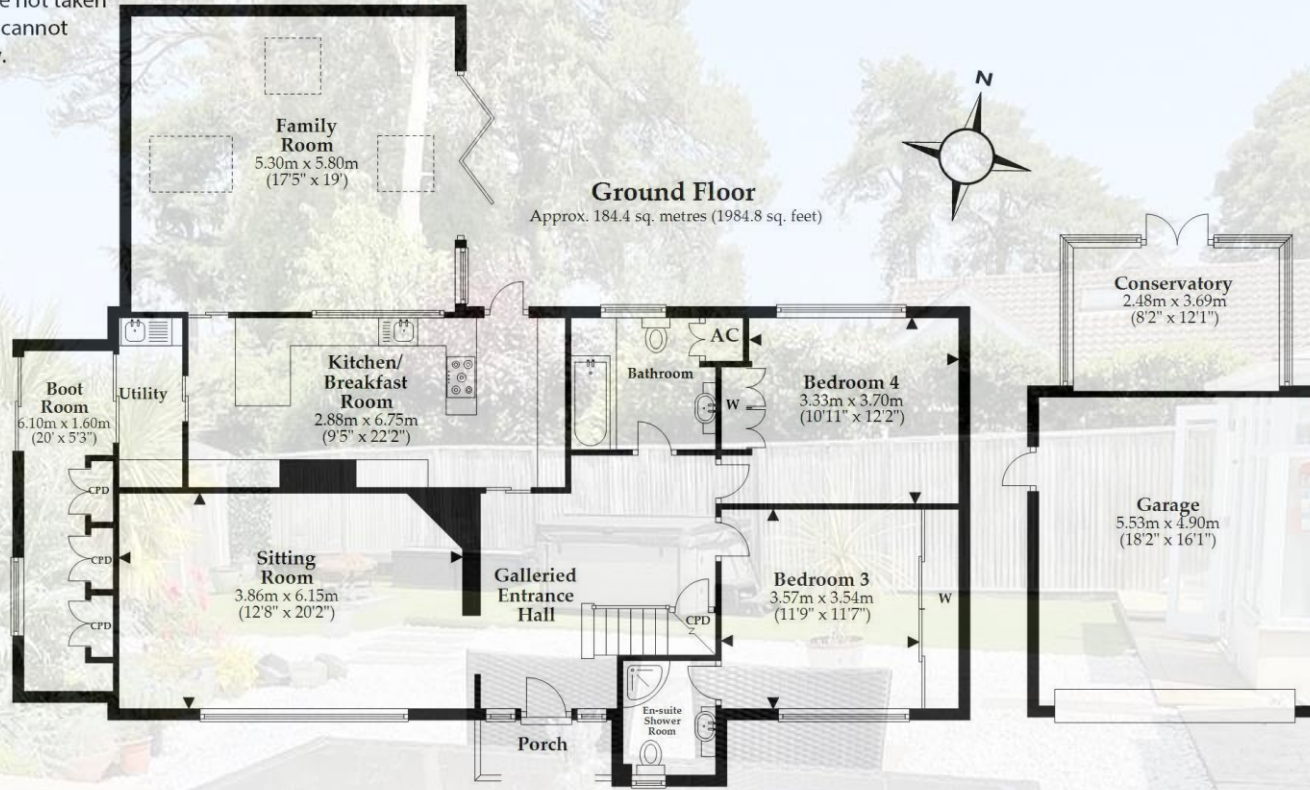
ENERGY PERFORMANCE RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

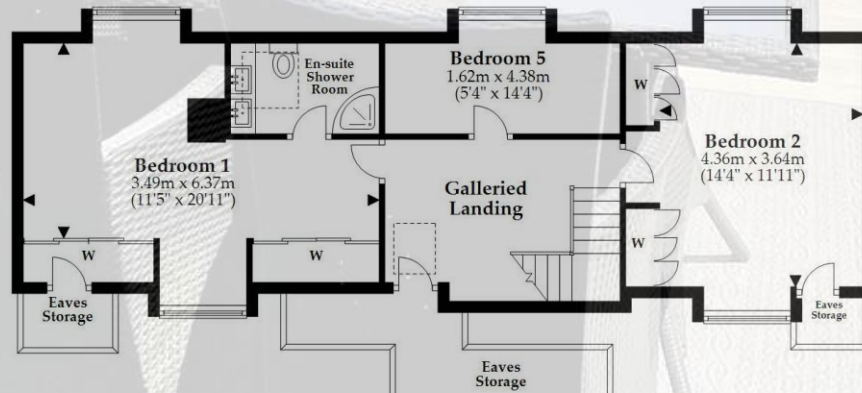




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



First Floor
Approx. 69.6 sq. metres (749.4 sq. feet)







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