



Ivy Close

*St Leonards, Ringwood, BH24 2QZ*

SPENCERS  
NEW FOREST









## The Property

NO FORWARD CHAIN

A wonderful opportunity to acquire this detached house, which is located in a quiet cul-de-sac position, in a sought-after location of St. Leonards. This appealing home boasts many highlights and is set in a secluded corner plot of approximately 0.2 acres. This property offers tremendous potential to refurbish or even extend (subject to the usual permissions).

- A spacious, triple aspect living room extended's to the full depth of the house and leading out to the rear garden
- A well-appointed kitchen/breakfast room with an attractive rear aspect, offering a good range of fitted base wall and draw units and ample work surfaces over
- The kitchen continues into an additional adjoining utility room
- A generous separate dining room
- A substantial principal bedroom, featuring en suite, complete with fitted wardrobes and a pleasant outlook onto the substantial rear garden and beyond
- A large guest bedroom, with fitted wardrobes

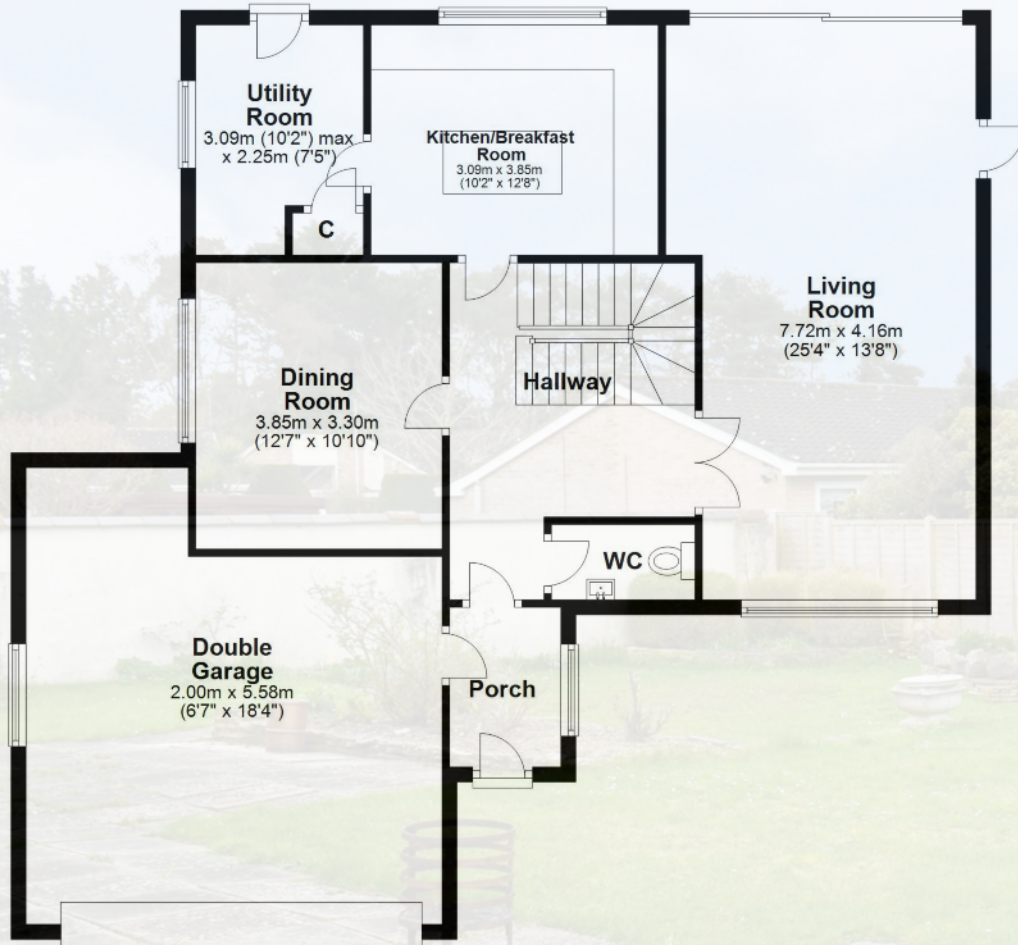
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# FLOOR PLAN

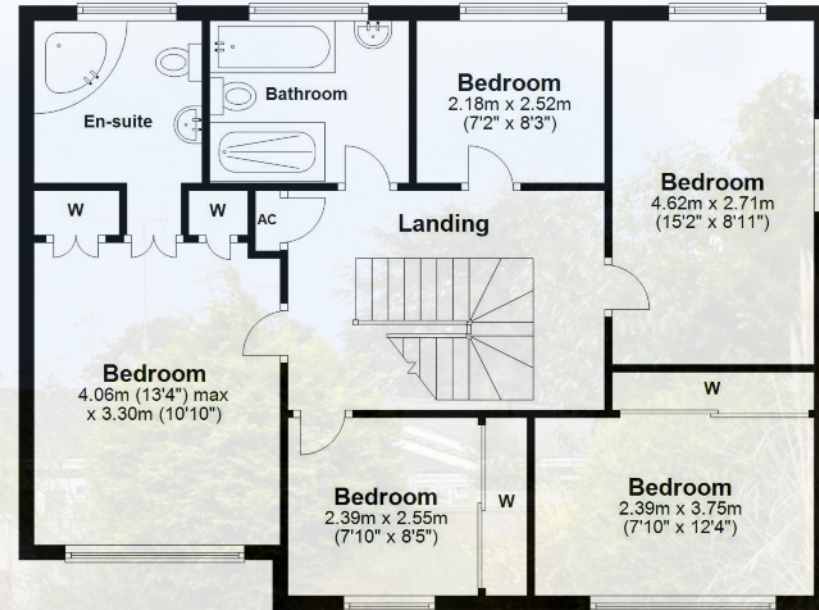
## Ground Floor

Approx. 112.7 sq. metres (1213.4 sq. feet)



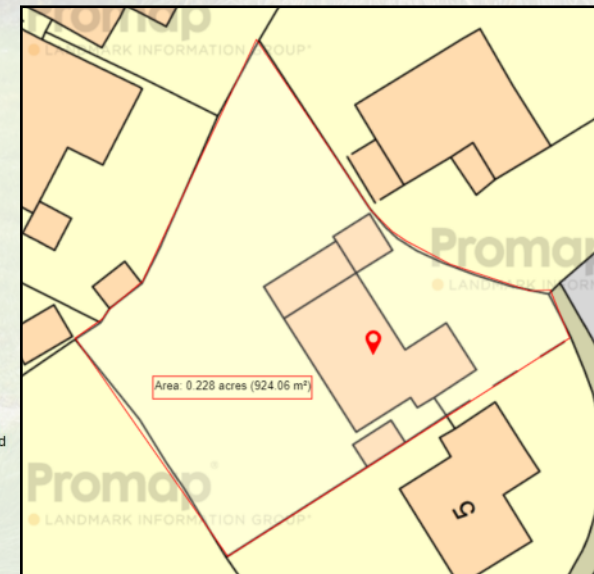
## First Floor

Approx. 78.5 sq. metres (844.8 sq. feet)



Total area: approx. 191.2 sq. metres (2058.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.









The New Forest



## The Local Area

Situated in an attractive and highly sought after road this desirable home benefits from being with walking distance of Moors Valley Country Park and the Ringwood Forest with acres of natural woodland ideal for walking, cycling and riding. St Leonards is located approximately three miles west of the market town of Ringwood which offers a comprehensive range of shopping facilities and good schooling. Bournemouth is located approximately 8 miles west along the A31 and Southampton is approximately 18 miles east with London, via the M3, only two hours drive away.

## Directions

From Ringwood, join the A31 heading west, staying in the far-side lanes. After approximately 2½ miles, at the Woolsbridge roundabout, turn right into Woolsbridge Road. Continue along this road and after a short distance turn left in Laurel Lane. At the end of the road turn right into Braeside Road and then the next left into Heather Close. At the end of Heather Close turn right onto Cedar Avenue and at the end of this road turn left onto Oaks Drive, taking the first right onto Craigside where you will find Ivy Close on your first right. Continue to the end of this road and you will find the house located in the far left corner of the cul de sac.

Ringwood Furlong



## As The Crow Flies....

St Ives Nursery & Primary School	0.4 miles
Moors Valley Country Park	2.5 miles
Ferndown Golf Course	3.2 miles
Ringwood Town	4.3 miles
Ringwood School & Sixth Form	4.7 miles
David Lloyd	5.3 miles
Bournemouth Airport	6.4 miles
Bournemouth Hospital	6.4 miles





## Grounds & Gardens

Situated in approximately 0.2 acres, the grounds and property has tremendous scope to extend or modernise (STPP).

The front of the property has ample parking by a private driveway as well as a double garage.

A west facing rear garden is of a generous size whilst being private and mainly laid to lawn, level and features a patio area.

Due to the generous size and shape of the garden there is potential for a substantial side extension or potential development (STPP).

The road offers a pathway leading, via a shortcut, directly to the local Braeside Park.

## Services

Energy Performance Rating: C

Council Tax Band: F

All mains services connected

## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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