



Heather Close

St Leonards, Ringwood, BH24 2QJ

SPENCERS
NEW FOREST





The Property

NO FORWARD CHAIN

An excellent opportunity, with this spacious and bright detached bungalow, nestled in a quiet position in St. Leonards. Featuring pleasant and substantial grounds, due to its corner position. The property could be ideal for those seeking a spacious residence with single storey accommodation and/or those seeking a home with potential. Indeed, there is tremendous scope for improvement and/or extension or even redevelopment (subject to the usual permissions). Viewing is recommended to appreciate all on offer.

- A welcoming, bright entrance hall
- A spacious and bright kitchen with an array of integrated appliances, which some may wish to make open plan with the adjoining reception room
- A substantial reception room, consisting of space for both dining lounge areas, which flows through to the well-presented conservatory which offers a peaceful retreat and great vantage point of the delightful rear garden
- A further reception room, currently used as a hobby room but which would well be a fourth bedroom
- Generously sized utility room with side access to the garden
- Spacious and well thought out principal bedroom, complete with en suite shower room, with fitted wardrobes and featuring a pleasant outlook to the rear garden
- A well-presented guest bedroom, with fitted wardrobes
- A light and neutral family bathroom, including a corner bath
- An additional double bedroom, currently used as a study/office
- Also conveyed is an integral garage, as well as ample storage and connecting up to a separate workshop



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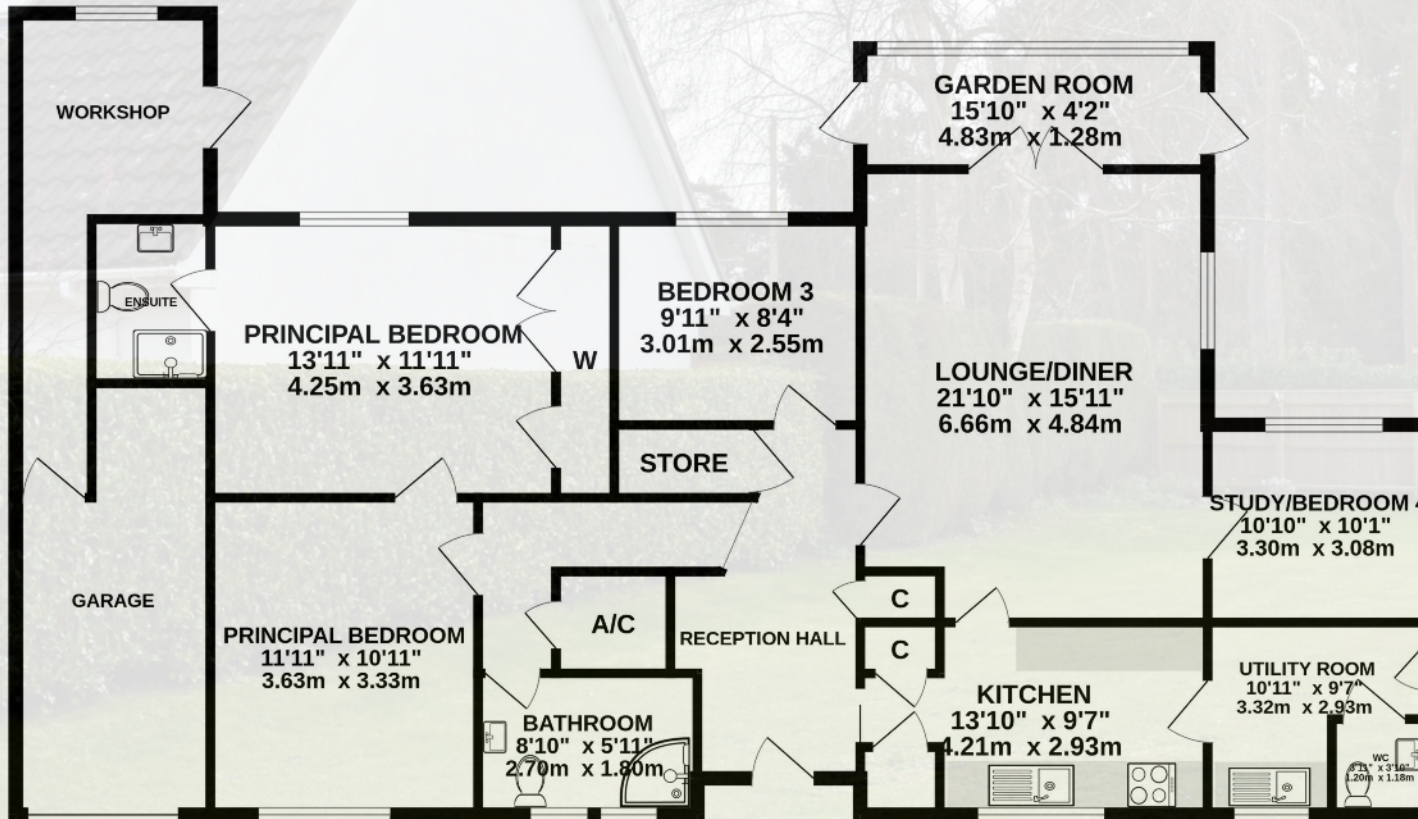
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FLOOR PLAN

GROUND FLOOR
1781 sq.ft. (165.5 sq.m.) approx.



TOTAL FLOOR AREA : 1781 sq.ft. (165.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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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 and the property will be found after a short drive on the left.

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 well-kept grounds of approximately 0.2 acres in a secluded and private corner position, located in a quiet road

Featuring scope for extension or redevelopment (STPP)

Beautiful grounds, mainly laid-to-lawn and level – a gardeners delight!

Services

Energy Performance Rating: D

Council Tax Band: E

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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com