



Woolsbridge Road

St Leonards, Ringwood, BH24 2PL

SPENCERS
NEW FOREST





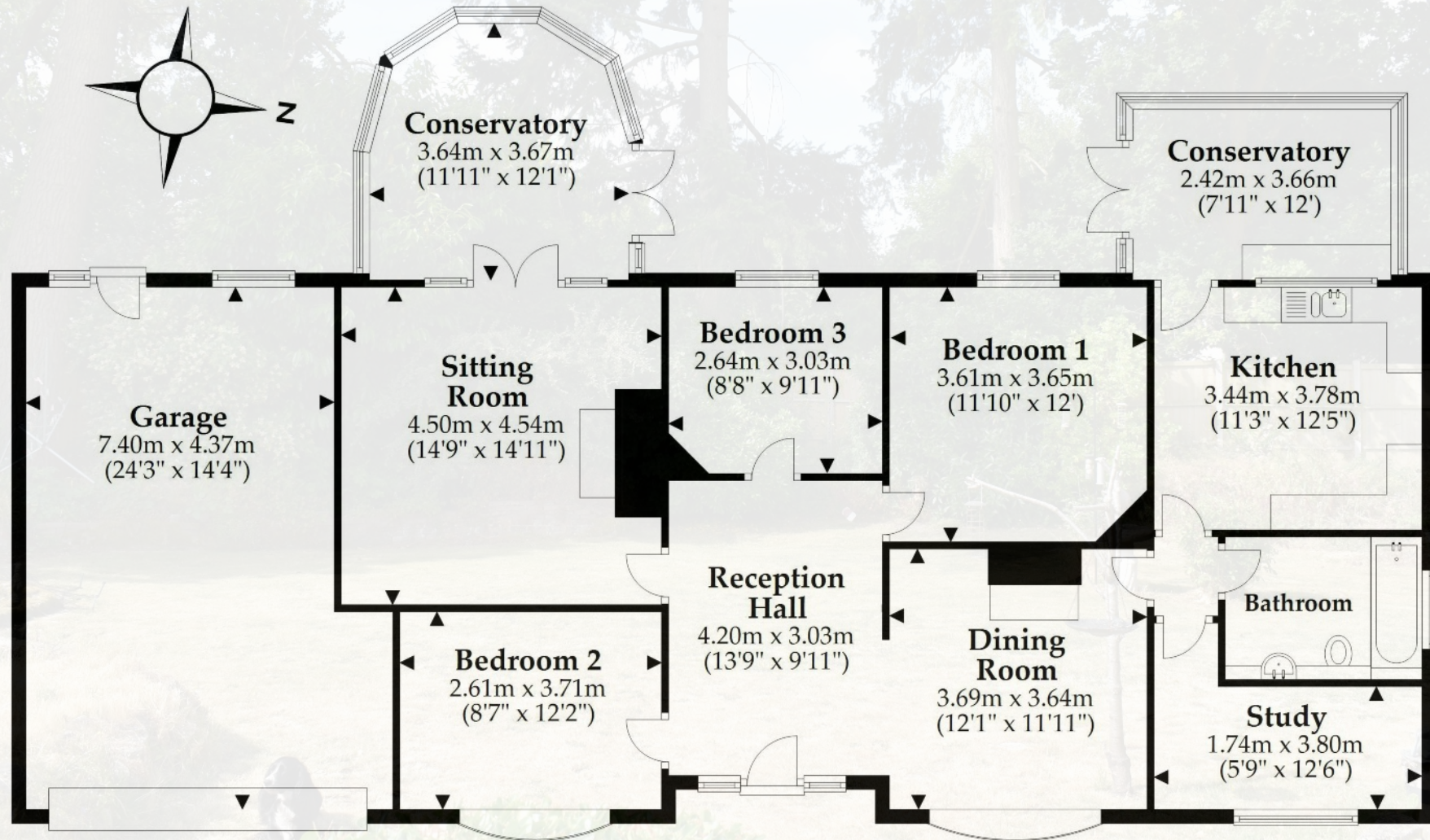
The Property

A large and spacious detached bungalow situated in the highly desirable St Leonards, benefiting from easy access of local shops and Ringwood town centre. This large property has great flexibility for modern family living and further potential to extend and convert (STPP) if so wished.

- **Front:** Accessed via a generous driveway with parking ample for multiple cars, well enclosed by hedging. Leads to the door front and double garage.
- **Entrance Hallway:** A large area with Herringbone Amtico style flooring providing access to three bedrooms and the living room, with an open way to the dining/snug room.
- **Living Room:** Spacious with a brick feature fireplace housing a wood-burning stove and access to the glazed double conservatory.
- **Conservatory:** Glazed double with a tiled floor, providing access to the garden.
- **Dining/Snug Hall:** Features a fireplace and aspect to the front, leading to the lobby inner.
- **Lobby Inner:** Provides access to the kitchen, family bathroom, and fourth bedroom/study.
- **Kitchen:** Equipped with a good range of floor and mounted wall units, C cup handles, Oak worktops, and a door leading to the conservatory which serves as a spacious utility.
- **Family Bathroom:** Modern suite with L-shaped bath and shower, heated rail towel, and washstand with top marble and basin inset.

Ground Floor

Approx. 167.3 sq. metres (1800.7 sq. feet)



Total area: approx. 167.3 sq. metres (1800.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Services

Energy Performance Rating: D
Council Tax Band: E
Available download speeds of 53 Mbps (Ofcom)
All Mains Connected
Wiring for a potential electric car charger

Directions

Exit Ringwood along the A31 heading west and proceed for approximately 2 miles, proceeding onto the Ashley Heath roundabout. Take the third exit to enter the Horton road. Continue for approximately another 1 mile before turning left onto Woolsbridge Road, where the property can be found approximately 0.5 miles down the road on the right.



The Situation

Situated in St Leonards, this attractive home is just moments away from the beautiful Moors Valley Country Park, set in acres of natural heath and woodland incorporating a adventure playground, trail, and golf course and offering an idyllic setting for a range of outdoor pursuits such as cycling. The market town of Ringwood is just a couple of miles away offering a comprehensive range of shops, cafes and restaurants as well as two leisure centres. For the commuter the A31 is easily accessible, providing links to; the A338 for Bournemouth and Christchurch (approx. 8 miles south), and to Salisbury (approx. 18 miles north); and the M27 for Southampton



Grounds & Gardens

Double Garage: Features an up-and-over electronic door, power, light, a glazed double window, and a door to the garden. The far end is fitted as an area workshop.

Rear Garden: Accessible via both the conservatory and rear utility space, this spacious and well enclosed garden, benefits from a spacious patio area extending across the rear and to one side. The remainder is laid to lawn with flowers and shrub borders as well as a small greenhouse. The rear garden is also accessible by the side pedestrian gate.

The property, having been extended significantly many years ago, still offers an enormous amount of potential for further extension or conversion, particularly the roof space, subject to any required planning permissions.

This bungalow is ideal for those seeking a spacious home with the potential for further development, situated in a desirable location on the edge of Ringwood.



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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