



Beech Lane

St Leonard's, Ringwood, Hampshire, BH24 2QD

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NEW FOREST





The Property

A most delightful detached bungalow set on a splendid plot benefiting from great local amenities and transport links as well as stunning rural farmland views to the rear. The expansive bungalow offers flexible and spacious accommodation with an impressive extended sitting room and comprehensive principal bedroom suite. The property offers great potential to further improve and develop STPP.

A large carriage driveway provides access via a pea shingle driveway to:-

- Entrance porch opening into a spacious entrance hallway with multiple fitted cupboard space
- Expansive sitting room / dining room space offering a grand and modern entertaining area
- Modern and well appointed kitchen with an array of high and low level cupboards as well as top grade appliances fitted throughout
- Utility room offer garden access and flexible storage for appliances. This then provides access to a WC
- Principal bedroom suite featuring a spacious walk in dressing room and further en-suite beyond
- Guest bedroom with high quality fitted storage
- Family shower room with a recently fitted wet room style shower area with modern tiling and level entry

Ground Floor
Approx. 159.8 sq. metres (1720.1 sq. feet)

FLOOR PLAN



Total area: approx. 159.8 sq. metres (1720.1 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.





New Forest National Park



Moors Valley Country Park



Ferndown Golf Course



Moyle's Court School

Situation

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. The beautiful Ringwood Forest, which incorporates Moors Valley Country Park and golf course, is approximately 1.5 miles distant and the stunning New Forest is just a short drive away, both providing acres of heath and woodland for a wide range of outdoor pursuits including walking, cycling and horse riding.

For the commuter, the nearby A338 provides links to the larger coastal towns of Bournemouth (approx. 7 miles south), Salisbury (approximately 20 miles north) and Southampton (approx. 18 miles east via the M27). The M27 and M3 give access to London, which is approximately a two hours' drive. There are national airports and mainline railway stations at both Bournemouth and Southampton, and regular National Express coaches depart from Ringwood to London Victoria.

Directions

From Ringwood, join the A31 heading west, staying in the far-side lanes. After approximately 2½ miles, at the Woolsbridge roundabout, carry on straight ahead until you pass Starbucks on your left, turn left into Beech Lane. Continue along this road and after a short distance you will find the property on your left hand side.

Services

Energy Performance Rating: D Current: 64 Potential: B - 81

Council Tax Band: E

All Mains Connected

Available download speeds of up to 80 Mbps (Superfast)



Grounds & Gardens

To the rear of the property is the most private and expansive, gently inclining garden overlooking rural farmland. Off the rear wall of the house is an expansive patio area. The garden benefits from feature ponds that are well complimented by willow trees, with the remainder being vastly laid to lawn, sweeping towards the rear boundary. There is a well screened storage shed to the side of the garden.

There is a well appointed office and return store space (Originally the detached single garage) That has been linked to the house via covered roof. To the front of the property is a detached double garage with an electrically operated door.

Points Of Interest

As the crow flies...

Ferndown Golf Course	4.7 miles
Moors Valley Country Park	5.4 miles
Salisbury	16 miles
Ringwood	3.7 miles
Moyles Court School	6.3 miles
Castlepoint Shopping Centre	6 miles
Bournemouth	8 miles
Christchurch	8.3 miles

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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