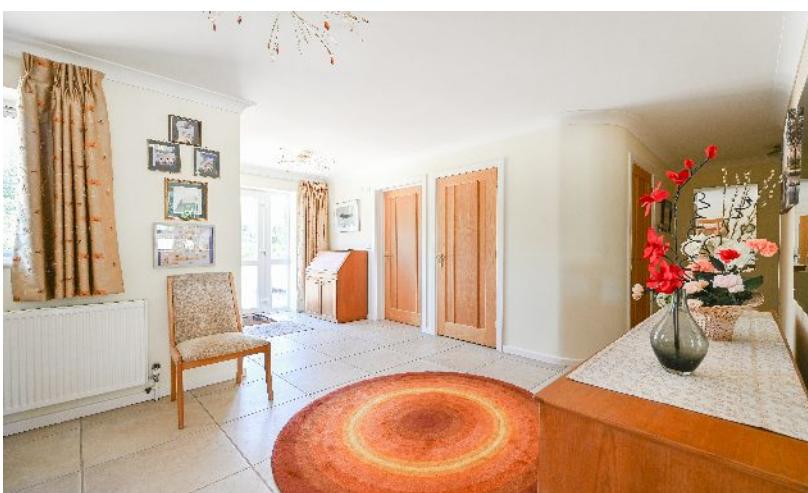




Wayside Road

St Leonards, BH24 2SJ

S P E N C E R S



Wayside Road

St Leonards • Ringwood

Set within around one acre, this substantial multi-generational home offers approximately 5,500 sqft of accommodation in a prime semi-rural setting.

The residence comprises a substantial main house, a self-contained annexe and a top-floor flat, providing flexible living arrangements for extended families. It is conveniently situated close to Moors Valley Country Park and is just a short drive from Ringwood.

Offered with no onward chain, this exceptional property presents a rare opportunity in a sought-after location.



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The Property

Rebuilt by the current owners around 2010 and meticulously maintained since, the residence benefits from a range of lifestyle features including a heated indoor swimming pool, owned solar panels with battery storage and a double garage with a first-floor workshop.

A glazed front door opens into an elegant entrance hallway with feature curved walls, cloakroom, coat cupboard and airing cupboard.

The principal kitchen/breakfast room is thoughtfully designed, offering a comprehensive range of units, a central island, integrated appliances and American-style fridge/freezer, with pull-out larder cupboards.

This flows seamlessly into the conservatory, a generous and light-filled space with fitted blinds, a glazed roof and doors opening onto the rear garden.

A separate utility room houses further appliances and leads to a study with fitted furniture and access to the garden.

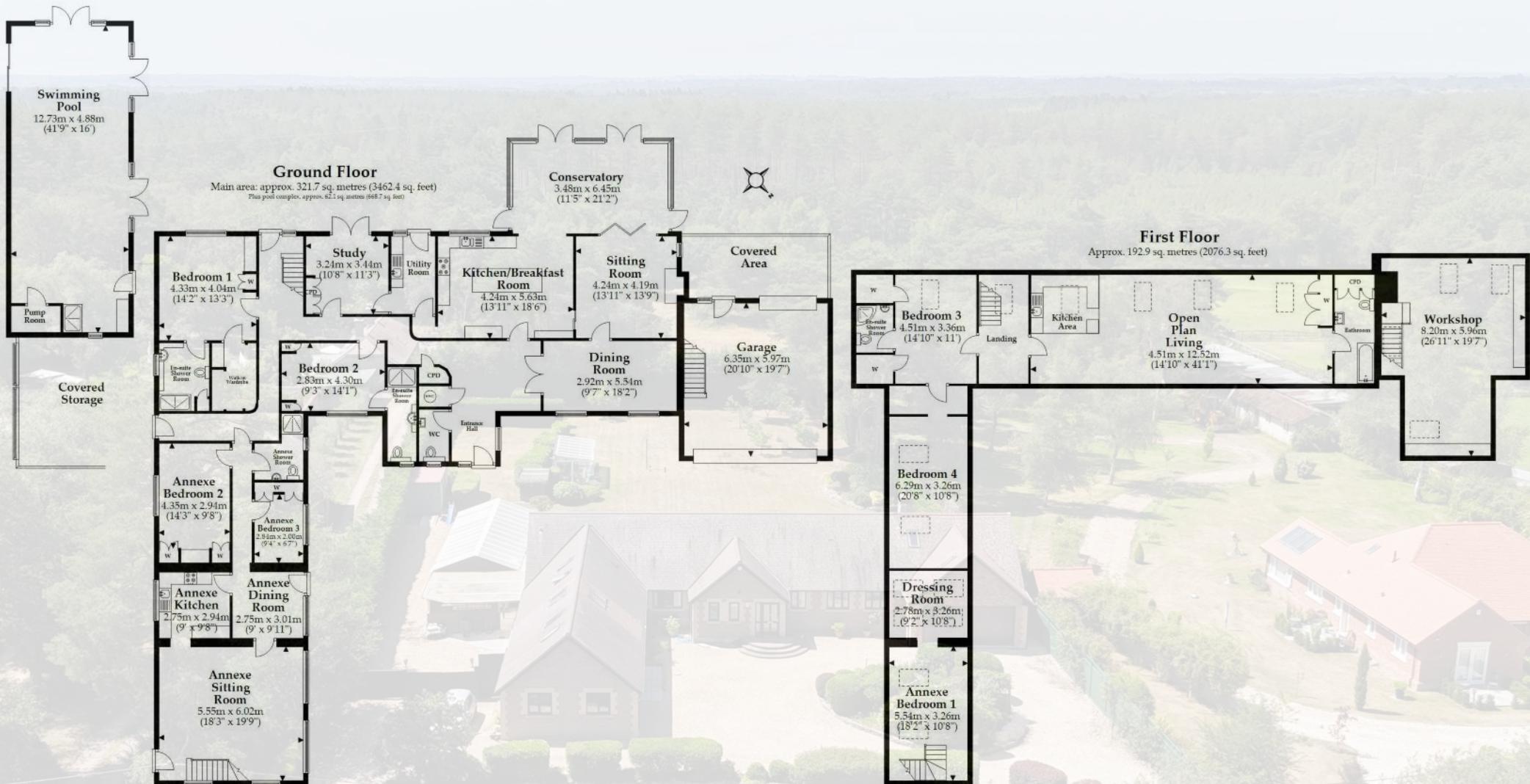
The dining room, positioned to the front of the house, links to a spacious lounge with feature wood-burning stove and bi-fold doors into the sun room, ideal for both relaxed family living and entertaining.

Two generous ground floor bedrooms include the principal suite with walk-in wardrobe and en-suite shower room and a second double bedroom also benefiting from an en-suite and fitted furniture.





FLOOR PLAN



Main area: Approx. 514.6 sq. metres (5538.6 sq. feet)

Plus pool complex, approx. 62.1 sq. metres (668.7 sq. feet)

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





The Property Continued

Stairs rise to the first floor where there are two interconnecting bedrooms, one with built-in wardrobes and a shared en-suite shower room.

Across the landing, a self-contained flat offers a private kitchen/living space, bedroom area with skylights and en-suite bathroom – ideal for relatives. The landing also houses the solar panel battery storage system.

Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains Connection to Electricity and Water
- Gas Central Heating
- Mains Drainage
- Energy Performance Rating: C Current: 76C Potential: 77C
- Standard broadband speed of up to 16 Mbps (Ofcom)
- Satellite Broadband
- Property Situated on Green Belt Land
- Poor Mobile Coverage





The Annexe

Accessed via a separate glazed entrance, the annexe offers well-proportioned accommodation including a fitted kitchen, dining room (with ramp access) and a comfortable lounge with air conditioning.

The ground floor includes two generously sized bedrooms and a modern shower room, making the space ideal for guests, extended family or independent living.

Upstairs, a potential further bedroom connects to an additional space with plumbing for a bathroom.

Energy Performance Rating: E Current: 51E Potential: 80C



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Grounds and Gardens

Approached via wrought iron gates and a sweeping gravel driveway, the property enjoys excellent privacy and curb appeal. The front garden features formal lawns and a circular raised flower bed, with pond and seating area. A double garage with electric roller doors and further rear access also provides access to a first-floor workshop with power, lighting and skylight. The rear garden is mainly laid to lawn, with fruit trees and mature conifer hedging providing seclusion. A full-width patio offers entertaining space, alongside a greenhouse and potting shed. The indoor heated swimming pool includes a swim jet, pump room and shower/changing facilities.

The Situation

The property is located in St Leonards, a highly regarded village positioned along the A31, adjacent to Ashley Heath and St Ives. The area is renowned for its natural beauty, being moments from Moors Valley Country Park with its extensive woodland, walking trails, cycle paths and golf course. The market town of Ringwood is approximately 2 miles away, offering a wealth of independent shops, restaurants and leisure facilities. The A31 and A338 provide access to Bournemouth, Salisbury and Southampton, with National Express services running regularly to London and major airports.

Important Notice

Spencers 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 or 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.



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