



Ivy Close

St Leonards, Ringwood, BH24 2QZ

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## The Property

A wonderful opportunity to acquire this spacious detached house, located in a quiet cul-de-sac position, in a sought-after location in St. Leonards. This substantial residence features many highlights and is presented in fine order, having been refurbished tastefully and extended. This has created a fusion of space and modern living, offered to the market with no forward chain. Of particular interest is the generous and flexible accommodation. A viewing is recommended to appreciate the many positive aspects of the house, while here are just a few highlights:

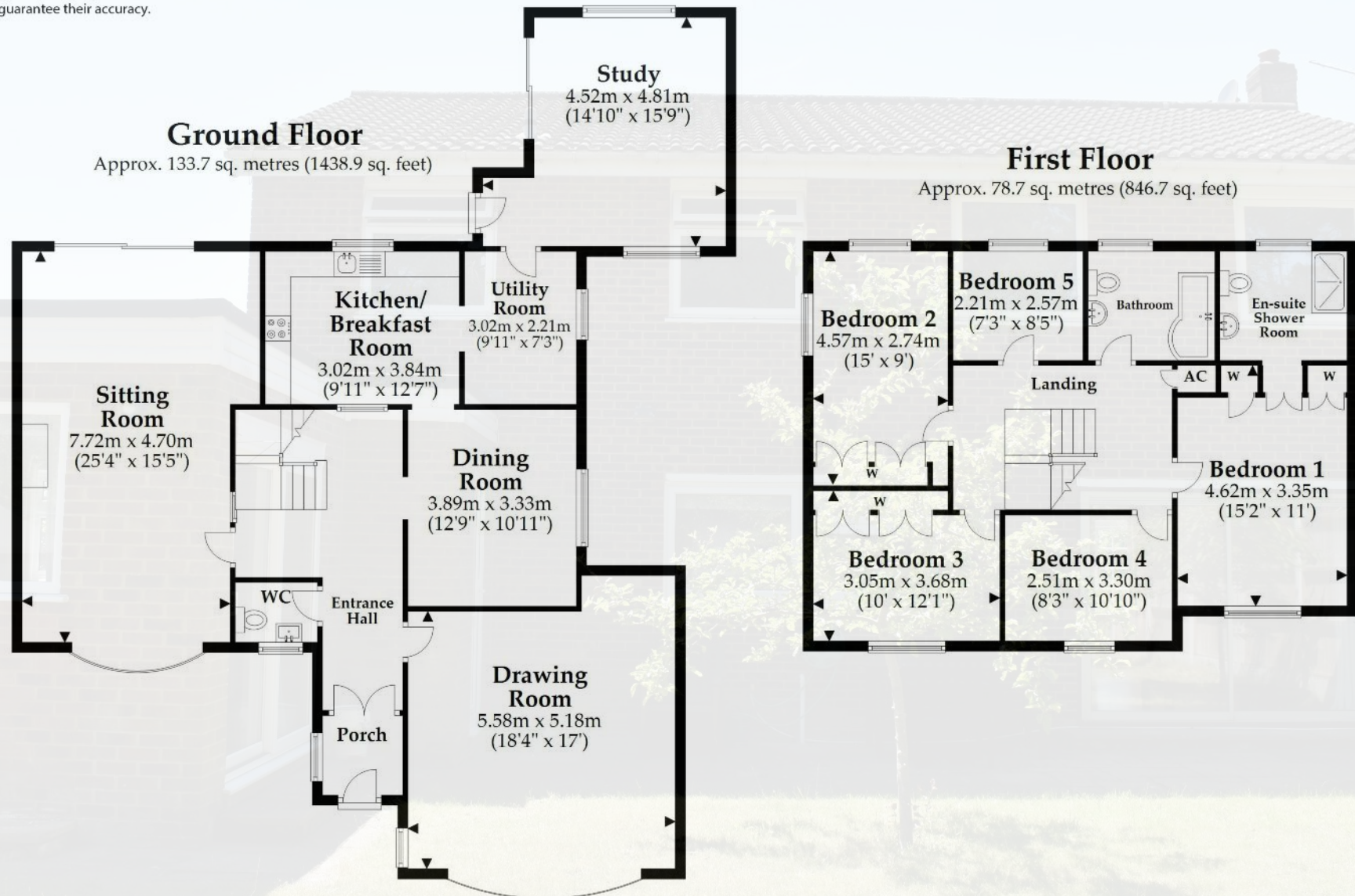
- A spacious, dual aspect sitting room, with bay window and sliding doors out to the rear garden
- A well-presented kitchen/breakfast room, which leads through to a utility room
- Generously sized study/office, which could also be ideal as annexed accommodation
- A separate dining room
- A substantial principal bedroom, featuring fitted wardrobes and a large en suite shower room
- Further four bedrooms, including one which could be utilised as a study/office
- There is also a well-equipped family bathroom





# FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 212.3 sq. metres (2285.5 sq. feet)

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







## 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. It further benefit from a tennis club, playground and a large park for baseball/football which is a 5 minute walk behind the property. 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.

## 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

A private and enclosed garden, which is level and is well screened by mature trees. The property further benefits from a terraced area which is perfect for alfresco dining. There is rear garden access down the right hand side of the property. A garden shed lies to the rear of the garden for further storage.



## Services

Energy Performance Rating: D

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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