



Hobbs Park

St Leonards, BH24 2PU

SPENCERS



The Property

This immaculate and thoughtfully upgraded detached family home occupies a quiet and highly sought-after position in St Leonards. Offering generous and flexible accommodation, the property has been further enhanced by the current owners to an exceptional standard, resulting in a home that delivers both quality and practicality in equal measure.

- At the heart of the home is a beautifully refitted kitchen, featuring sleek gloss-fronted cabinetry, contrasting worktops and a range of high-quality integrated appliances. This area flows effortlessly into a light-filled conservatory.
- A separate utility room provides additional storage room, space for appliances and a door which leads to a gated side area.
- The ground floor accommodation is particularly well-balanced, comprising an impressive dining hall, a generous sitting room with a feature fireplace, a cloakroom and a study, which could be made into a fifth bedroom if required.
- Upstairs, the principal bedroom is a particular highlight, complete with built in wardrobes and a stylish en-suite shower room.
- There are three further well-proportioned double bedrooms, one of which has fitted wardrobes. All are served by a modern four piece family bathroom.



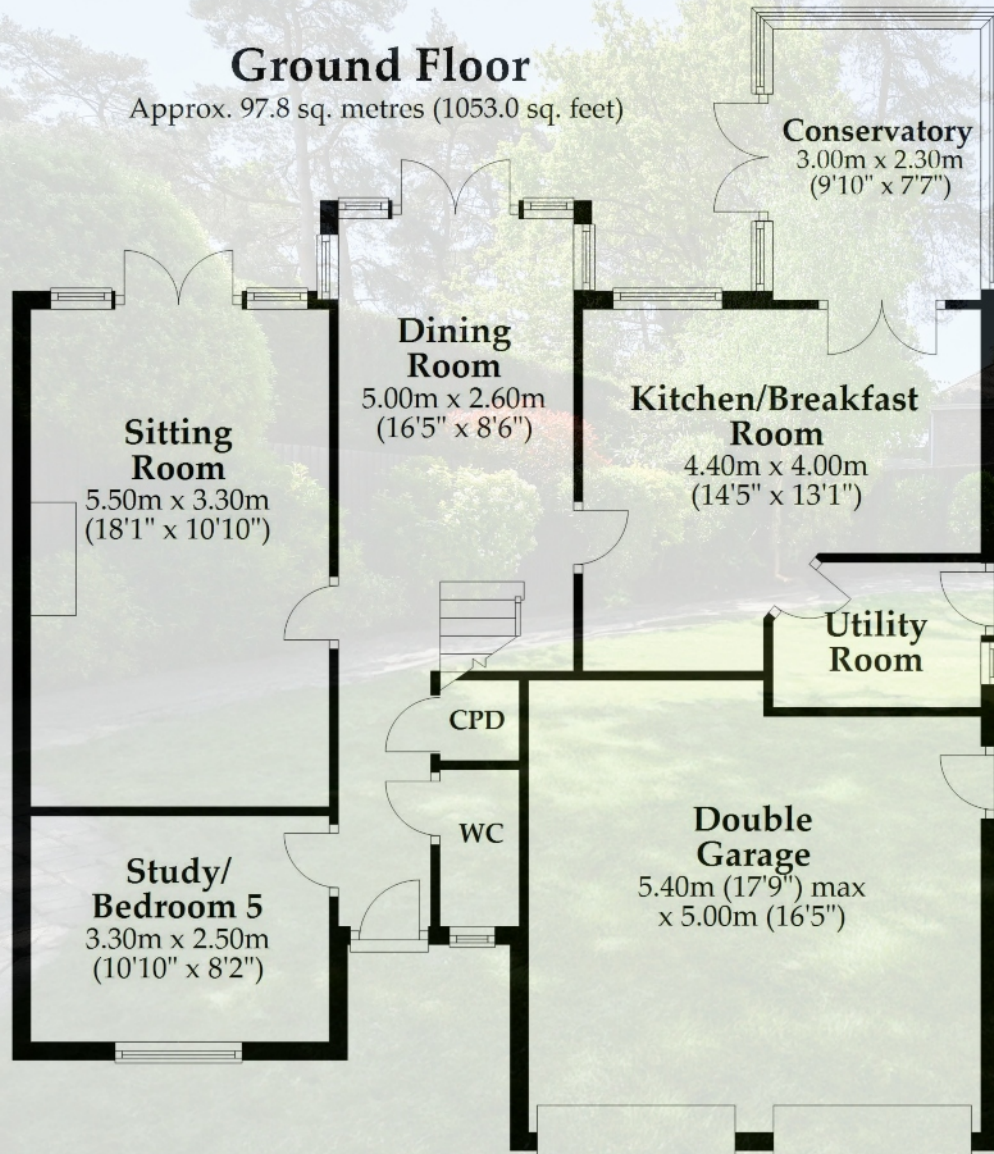


FLOOR PLAN

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

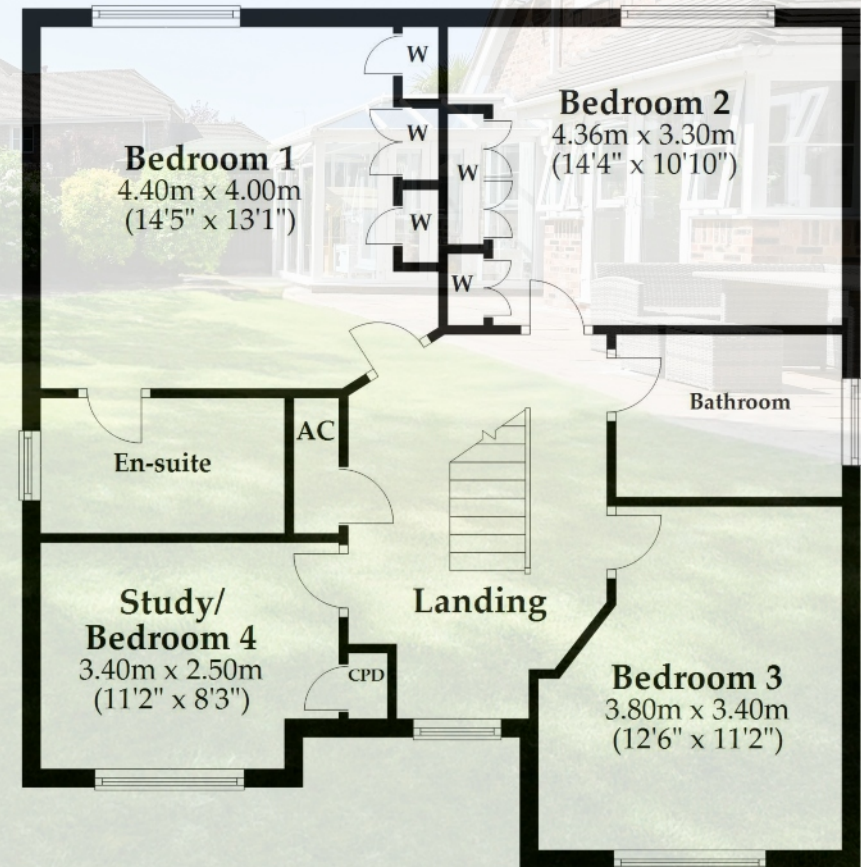
Ground Floor

Approx. 97.8 sq. metres (1053.0 sq. feet)



First Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



Total area: approx. 172.2 sq. metres (1853.8 sq. feet)

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



Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains connection to gas, water and electricity
- Energy Performance Rating: D Current: 68D Potential: 78C
- Ofcom broadband speed of up to 1000 Mbps (Ultrafast)

The Situation

The property is situated in a sought after road in St Leonards, within walking distance of St Ives Primary School. Also nearby is the beautiful Ringwood Forest, incorporating Moors Valley Country Park and golf course. Moors Valley offers one thousand acres of natural heath and woodland, a haven for a range of outdoor pursuits including walking, cycling and horse riding. The historic market town of Ringwood is approximately 2 miles away offering an array of independent and high street shops, cafes and restaurants as well as two supermarkets and leisure facilities. For the commuter the A31 and A338 are easily accessible, providing direct routes to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), Southampton (approximately 20 miles east) and Salisbury (approximately 18 miles north). London is approximately a two-hour drive via the M27 and M3.







Grounds and Gardens

The rear gardens has been thoughtfully designed with entertaining and relaxation in mind. It is accessed via the conservatory, dining room and sitting room, allowing for a seamless flow between indoor and outdoor living.

Benefiting from a south/easterly aspect, this wonderfully private and secluded space features a full-width curved sandstone terrace, a well-maintained landscaped lawn and an array of tranquil seating and dining areas, including a sheltered pergola retreat. Mature shrubbery and hedging adds privacy and seasonal colour.

To the front, a generous driveway offers ample parking and leads to a detached double garage with power and lighting. Twin timber gates to the side provide further secure parking and storage.

Directions

Exit Ringwood along the A31 heading west, continue under the Ashley Heath roundabout and then turn right at the next roundabout onto Woolsbridge Road. Immediately turn right onto Ringwood Road (service road) and continue for a short distance before turning left into Hobbs Park. Proceed down here for 0.2 of a mile before coming to the property on your right hand side.

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.



For more information or to arrange a viewing please contact us:

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