



36 Wayside Road St Leonards Dorset BH24 2SJ

**WOOLLEY
& WALLIS**

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Offers in excess of: **£1,095,000**

Stunning five double bedroom family home with annexe potential on a plot of approx half an acre in sought after Semi - Rural location with gated entrance. Spacious & flexible accommodation with out buildings including a Studio/ Gym totalling approx 4300 sq ft.



The Situation:

St Leonards is a village situated on the A31, adjacent to St Ives & Ashley Heath and only a short distance away from the beautiful Moors Valley Country Park, acres of natural heath and woodland incorporating an adventure playground, trail, and golf course and offering an idyllic setting for a range of outdoor pursuits such as cycling, walking, riding & fishing. The market town of Ringwood is just a couple of miles away offering numerous country pubs & restaurants, boutique shops, a David Lloyd Health & Leisure Club and a local Post office and is host to sought after educational establishments. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

Interior:

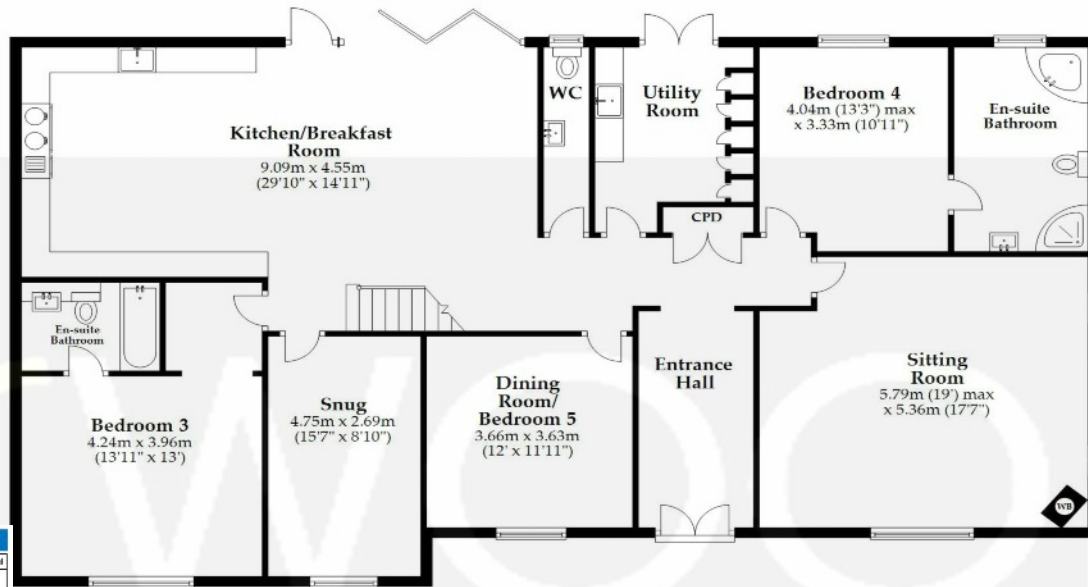
Double front doors lead into the large entrance hallway laid with Amtico flooring. The stunning kitchen/breakfast room is to the rear of the property fitted with wall and base units and integrated appliances including a dishwasher. A feature electric AGA (available by negotiation) and space for an American / fridge freezer. With bi-folds opening onto the sun terrace and lovely views of the surrounding countryside.





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

Ground Floor
Approx. 185.5 sq. metres (1996.9 sq. feet)

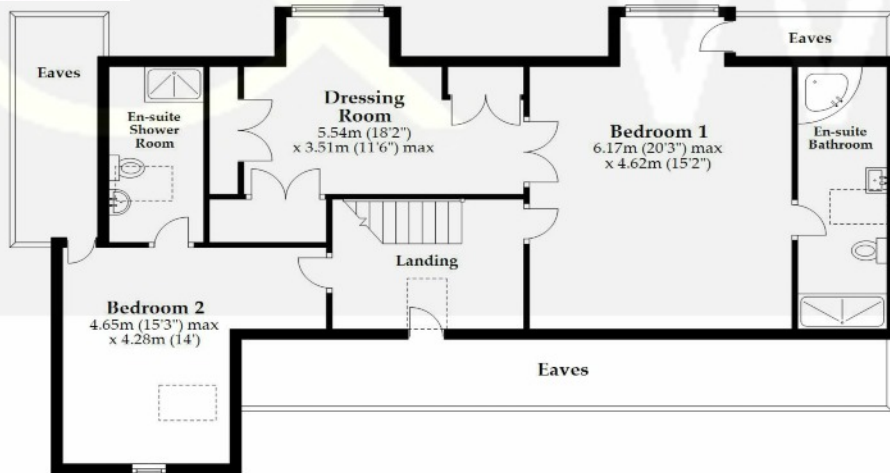


Outbuilding
Approx. 56.3 sq. metres (605.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
61	81
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	

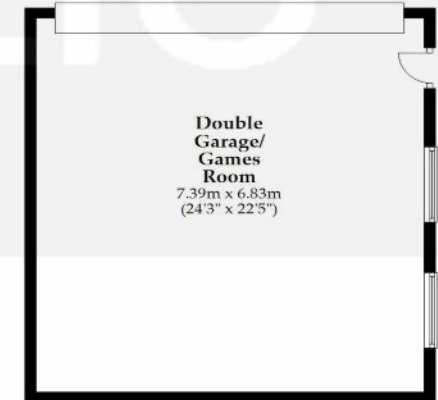
First Floor
Approx. 84.3 sq. metres (907.8 sq. feet)



Outbuilding
Approx. 24.1 sq. metres (259.9 sq. feet)



Outbuilding
Approx. 50.5 sq. metres (543.5 sq. feet)



Total area: approx. 400.8 sq. metres (4313.8 sq. feet)

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



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in March 2024.



R3 OBL

PRECHYBACI
PRAVIDLA





The sitting room is to the front of the property with a feature gas effect log fire.

Dining room / bedroom five, also at the front of the property.

Door leads to a small snug/family room to the front of the property.

There is a separate utility room that has space for a washing machine and tumble dryer with doors leading to the rear garden. Ground floor w.c.

Two double bedrooms are also on the ground floor both benefiting from en-suite bathrooms.

A glass panelled staircase leads to the first floor.

The first floor leads to the Master bedroom with a large dressing room and walk-in wardrobes. Views over the countryside. An en-suite bathroom with a shower.

A further double bedroom has an en-suite shower room.

A large detached studio/garden Room (currently being used as a studio/gym) benefits from a fridge/sink and dual tv and sound system.

Exterior:

Electric gates open onto the gravel driveway, parking for several cars with a large double garage (currently being used as a games room). A side gate leads to the rear gardens, mainly laid to lawn. Bordered with trees and shrubs. A large paved sun terrace is to the rear of the property and a further large decked area with a pond and water feature. Views across the paddocks and Hurn forest beyond. There is also a huge outbuilding/work shop and a vegetable patch.

There was once planning permission to provide ancillary accommodation within the garage, albeit lapsed. The boiler was replaced in 2023 and has a 5 year warranty.

Local Authority: Dorset County Council

Council Tax Band: F

EPC Rating - Current; 61D Potential; 81B

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380
E ringwood@w-w.co.uk







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