



Foxbury Road, St Leonards, Ringwood BH24 2SG

**WOOLLEY
& WALLIS**

Guide price: £1,450,000

Three bedroom bungalow set within about 26 acres, part of which is Heathland / SSSI. Rural location. Triple stable block. Solar panels fitted to the property in March 2024. Short distance from the towns of Ringwood, Ferndown, Wimborne and Christchurch and not that far from Bournemouth and Sandbanks beaches. Awaiting Floor Plan.



The Situation:

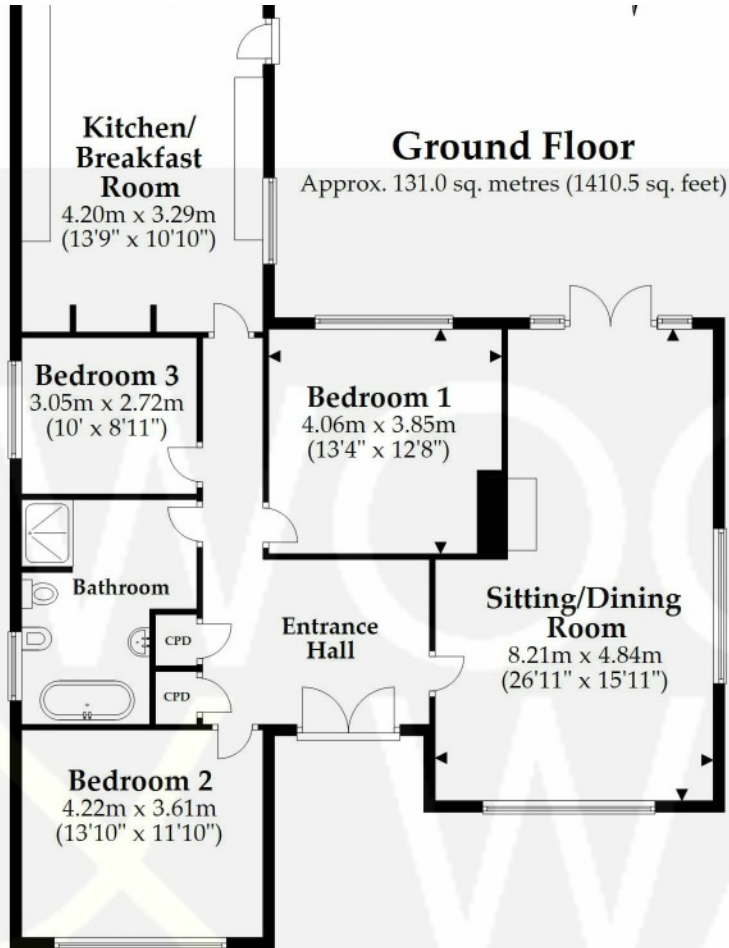
St Leonards is a village situated on the A31, adjacent to St Ives & Ashley Heath and only a short distance away from the beautiful Moors Valley Country Park, acres of natural heath and woodland incorporating an adventure playground, trail, and golf course and offering an idyllic setting for a range of 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 schools. 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:

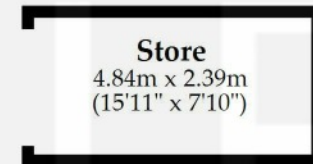
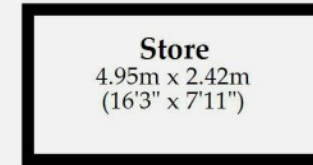
Large entrance hallway with wooden flooring. The double aspect kitchen/dining room is to the rear of the property. Views over the fields and door to decking area.

Terracotta tiled flooring with oak wall and base units. Space for washing machine, tumble dryer, fridge freezer, dishwasher and Range cooker.

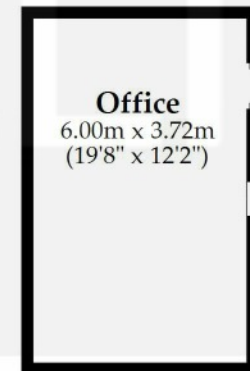




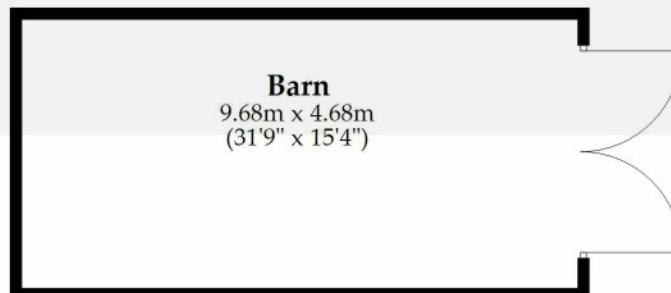
Outbuilding
Approx. 23.5 sq. metres (253.5 sq. feet)



Cabin
Approx. 22.3 sq. metres (240.2 sq. feet)



Outbuilding
Approx. 45.3 sq. metres (487.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 April 2024.



The sitting room also with wooden flooring, is triple aspect with views of the fields all round. Feature working open fireplace and air conditioning unit. French doors to the decking area.

Bedrooms one and two are doubles. Bedroom three a single. All bedrooms are serviced by the large family bathroom which is fully tiled with a free standing bath, walk-in shower, wash hand basin and w.c.

Exterior:

The property is approached via a gravel driveway. Single garage and parking for numerous vehicles. Decking area with balustrade to the rear of the property constructed in 2017. Set within about 26 acres part of which being Heathland / SSSI Triple stable block and hanger building. Fencing and hedging all round.

Agents Note: Range cooker will be disclosed on fixtures & fittings whether being left





Tenure: Freehold

Services: Heating oil and solar panels

Local Authority: Dorset County Council

Council Tax Band: F

EPC Rating - Current; 67D **Potential;** 78C

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









