



Linstead Lodge | 16 Beech Lane | St Leonards | Hampshire BH24 2QD

WOOLLEY
& **WALLIS**

Offers over: £900,000

On the market for the first time in over 40 years. This character property sits on a private plot of 1.1 ACRES of land accessed via a PRIVATE ROAD, with a swimming pool and stables and 3000 sq ft of flexible accommodation. The property is in need of modernisation but has been well maintained with lovely original features.

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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 a 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 & 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:

The front door leads into the long and winding hallway with a spindle wooden staircase and under stair cupboard to the first floor.

The lounge sits to the front of the property with a bay window and brick feature fireplace. Double doors leading to the





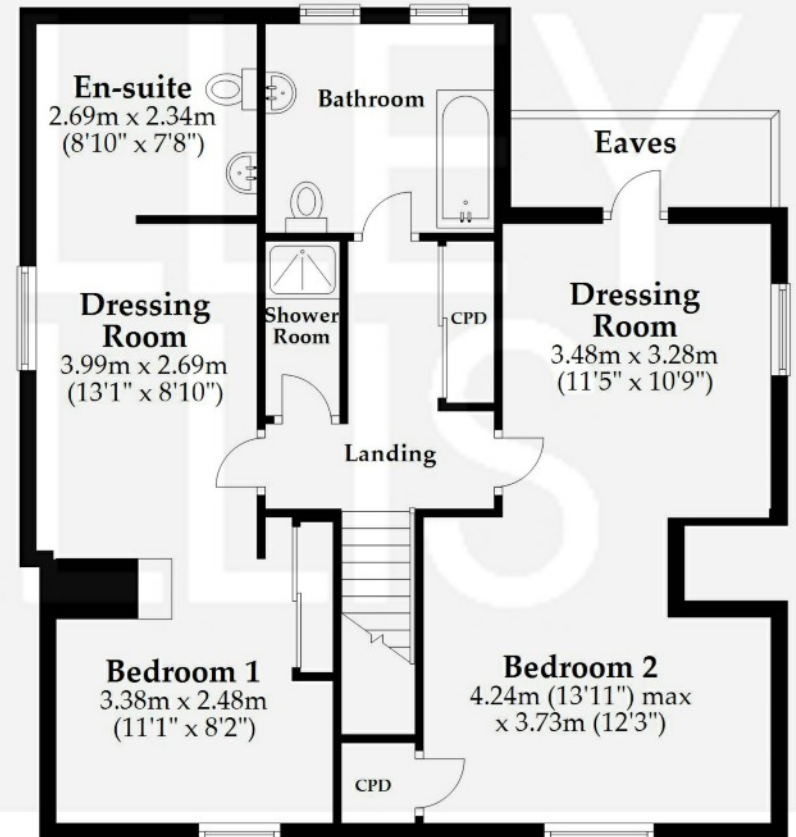
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guarantee their accuracy.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	35	
(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 July 2020.



conservatory that sits to the side of the property and sliding doors onto the garden. A further set of sliding doors take you into the study. A further lounge with a feature fireplace leads into the L-shaped kitchen fitted with wall and base units and door to w.c cloakroom. Two double bedrooms are on the ground floor, serviced by a family bathroom. The first floor has two further double bedrooms. The master bedroom has a dressing room and en suite. A further family bathroom and a separate shower room.

Exterior:

The property is accessed via a private road sat on just over an acre plot all laid to lawn with car ports/garages to the front and plenty of off road parking. With a range of outbuildings, stores, barns and stables. In addition to this there is a swimming pool and summerhouse.

AWAITING FLOORPLAN



Services: All mains services are connected

Council Tax Band: F

Local Authority: Dorset County Council

EPC Rating - Current; 35F Potential; 75C

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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