



Hobbs Park St Leonards Ringwood BH24 2PU

Offers in Excess Of: £800,000

Fully renovated by current owners. No through road in exclusive neighbourhood. Four double bedroom property with conservatory on a private plot.



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:

As you enter the property, the hallway laid with Amtico flooring leads to the kitchen/diner. Wall and base units with quartz work tops, integrated appliances including two ovens, combi microwave, warming drawer, dishwasher and space for American style fridge/freezer. Hob with pop up integrated fan. Amtico flooring. A door leads to the Utility room with space for washing machine and washer dryer and door to side patio and garage.

Glass door to heated conservatory with floor to ceiling windows all round and double french patio doors to the rear patio.

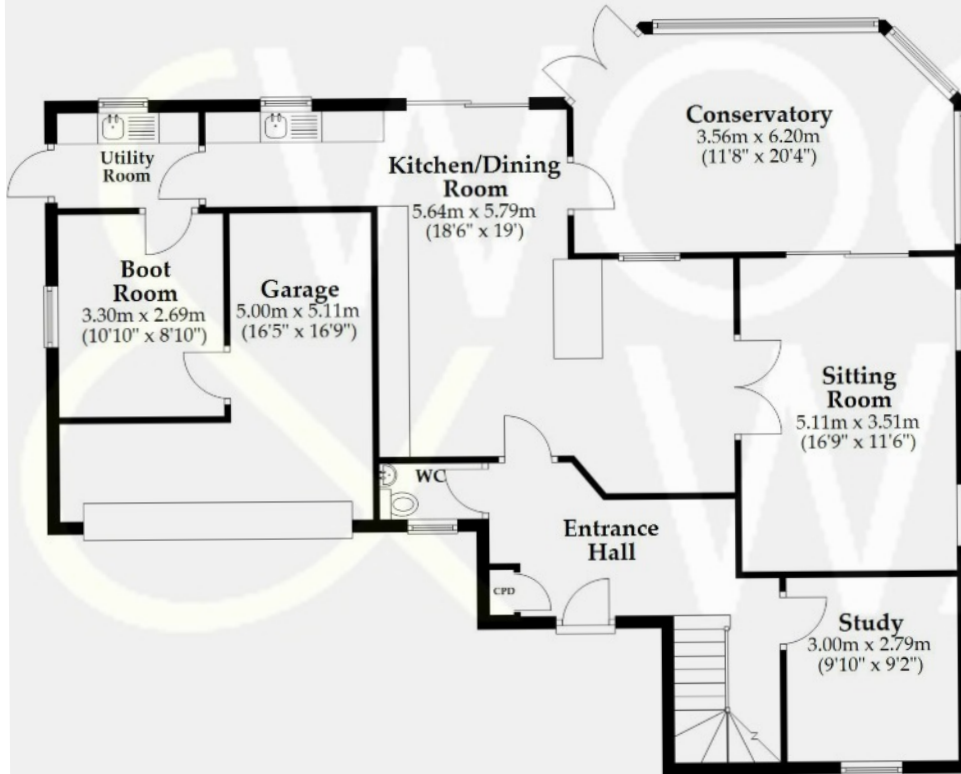




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

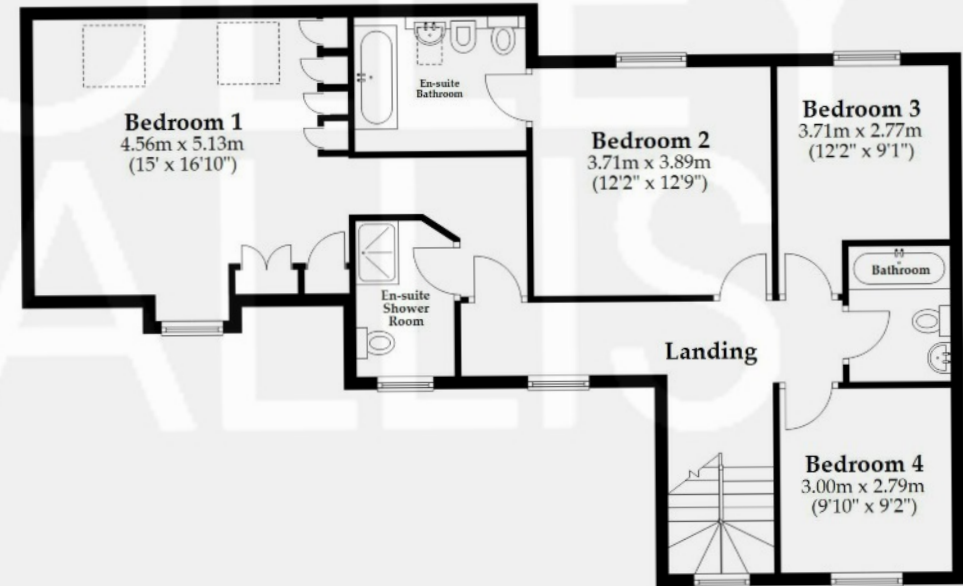
Ground Floor

Approx. 126.5 sq. metres (1361.3 sq. feet)



First Floor

Approx. 89.2 sq. metres (959.9 sq. feet)



Total area: approx. 215.7 sq. metres (2321.2 sq. feet)

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	79
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 January 2024.



Double glazed doors to the lounge with a feature gas fire and laminate flooring, further double patio doors to the conservatory.
A study and cloakroom with w.c. and wash hand basin complete the downstairs.

A return staircase with feature window halfway leads to the first floor. Bedroom one has a dressing area as you walk-in with built in wardrobes and units. Dual aspect with two velux windows and fully tiled en-suite shower room. Corner shower, w.c. and wash hand basin. Bedroom two has a velux window and en suite bathroom. Bath with shower attachment, w.c. bidet and wash hand basin. Bedrooms three and four are serviced by the family bathroom with a bath, shower, w.c. and wash hand basin.

Exterior:

The property is approached via a block paved driveway to a double remote control garage. Which has been divided by a stud wall for a pet room. Parking for several vehicles. Double gates one side to a car port and single gate on the other side to the rear garden.





Plenty of space around the property including a decking area, patio to the rear and side. Two sheds. Laid to lawn with shrubs bordering.

Agents note:

White Venetian blinds to all first floor rooms and CCTV

Tenure: Freehold

Services: All mains and services connected

Local Authority: Dorset District Council

Council Tax Band: G

EPC Rating - Current; 71C **Potential;** 79C

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380

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