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WOOLSBRIDGE ROAD

ST. LEONARDS, BH24 2LS





# GUIDE PRICE £625,000

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Delightful detached, four-bedroom, Victorian style house that has been lovingly refurbished to a high standard retaining a great deal of character and charm and the property also benefits from a newly constructed double garage.

You are welcomed into the property via a porch that leads you into the living room with an open fireplace and windows to the front aspect.

From the living room the walkway flows through to the kitchen/breakfast room and this room certainly provides the wow factor being the heart and hub of this family home. There is a range of stylish grey floor and wall mounted units and wood block worksurface featuring a central island unit with a quartz work top. French doors lead out to garden.

The kitchen is complimented by a separate utility room and finally on the ground floor there is a useful downstairs cloakroom.

Upstairs, you can find the master bedroom which is impressively spacious and benefits from a stylish en-suite shower room. The three further good-sized bedrooms are served by the luxuriously appointed main family bathroom.

Outside to the front there is an extensive area of gravelled parking for numerous vehicles and a garden gate gives access through to the side and rear garden which enjoys a south westerly aspect. The garden is fully enclosed enjoying a high degree of seclusion.

There is a driveway to the righthand side of the property which number 64 has a right of way over and access to a newly constructed substantial detached double garage which measures internally 5.4 m x 5.4m and is of cavity wall insulated construction with an insulated floor, double glazed side window and personal side door to the garden. Electric remote-controlled roller garage door. The garage also offers the potential to be converted into a home office if required.



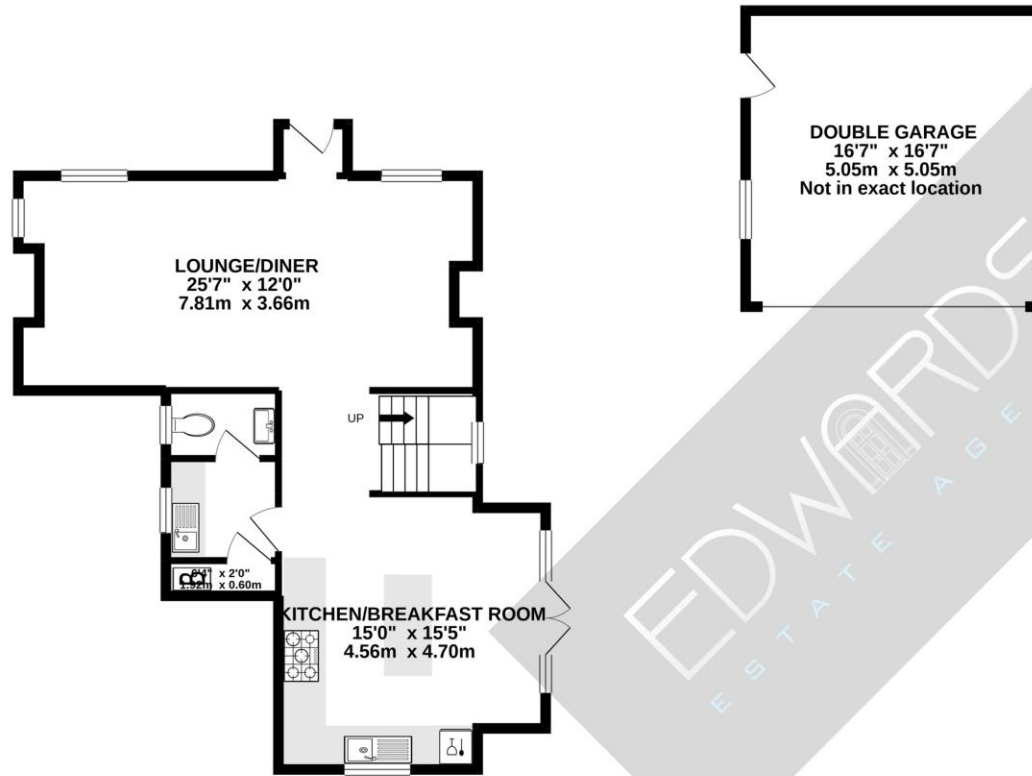
St Leonards is a highly sought-after location on the outskirts of the historic market town of Ringwood on the Hampshire/Dorset borders and offers a range of local facilities including a Marks and Spencer's convenience store, Recreation Park, tennis and bowls club. The visitor centres of Moors Valley Country Park and the protected heathland and woods of Avon Heath are all easily accessible. The A31 provides highly convenient transport links to Ringwood and Ferndown which both provide comprehensive shopping, leisure and educational facilities. Additionally, Bournemouth (12 miles), Southampton (16 miles) and Salisbury (18 miles), are all easily accessible, plus the New Forest National Park is within three miles distance.

EPC Rating: C

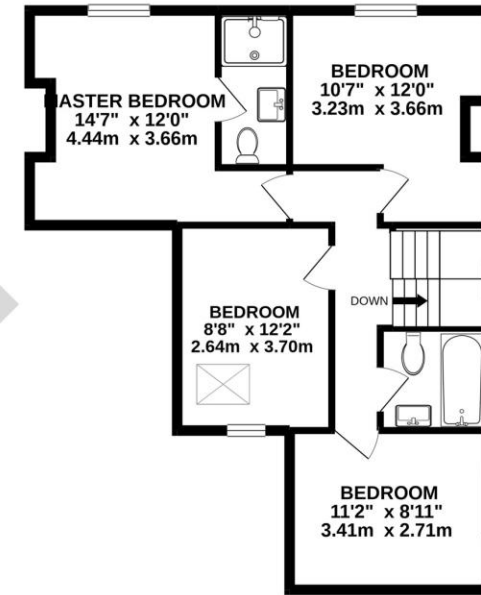




**GROUND FLOOR**  
941 sq.ft. (87.4 sq.m.) approx.



**1ST FLOOR**  
600 sq.ft. (55.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1541 sq.ft. (143.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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