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WOOLSBRIDGE ROAD, ST LEONARDS

RINGWOOD, BH24 2LS



GUIDE PRICE £525,000

Built in 2019, a virtually new three bedroom chalet, superb kitchen dining room, fabulous living room, beautifully appointed en suite shower room and ground floor family bathroom. The property is tucked away down a private drive shared with just two other properties with a delightful, secluded south west facing private rear garden and parking. Finished to a high standard with integrated appliances and underfloor heating to the ground floor.

This attractive chalet style bungalow enjoys a premier peaceful position tucked away at the end of a long shared driveway. The property is located in a popular part of Ashley Heath close to Moors Valley Country Park and Ringwood Forest and is a short distance from both the market town of Ringwood and Ferndown.

To the front, the property is accessed via an entrance hall with single doored storage/cloak cupboard and under stairs storage cupboard.

The living room is located to the front of the property with a feature bay window to the front aspect. Double doors then open up and flow through into the stylish kitchen/diner that is the heart and hub of this property with plenty of space for a dining room table and chairs, a contemporary kitchen with a range of wall and floor units, integrated appliances, doors and windows invite you to the rear garden with a westerly aspect.

On the ground floor you can find bedrooms two and three that are both good sized double bedrooms. Bedroom two enjoys French double doors that open out to the rear garden. This room would also lend itself to being used as a formal dining room if required.

The bedrooms on the ground floor are also served by the stylish and luxurious family bathroom with a three-piece suite, tiled floor, and part tiled walls full height to the splashback area. Rainfall shower head and further shower attachment over the bath, fitted side shower screen. Fitted vanity unit with wash hand basin over and further wall mounted mirror above, low flush wc.



Upstairs you can find the master bedroom with a Dorma style window to the front aspect with the benefit of an impressive en-suite shower room which again has tiled floor and fully tiled walk-in shower cubicle, glass side shower screen and rainfall shower, wash hand basin, low flush wc, upright chrome ladder style radiator and a Velux window to side aspect.

To the front, the property is located at the end of a long-shared gravel driveway leading onto the left hand side of the property.

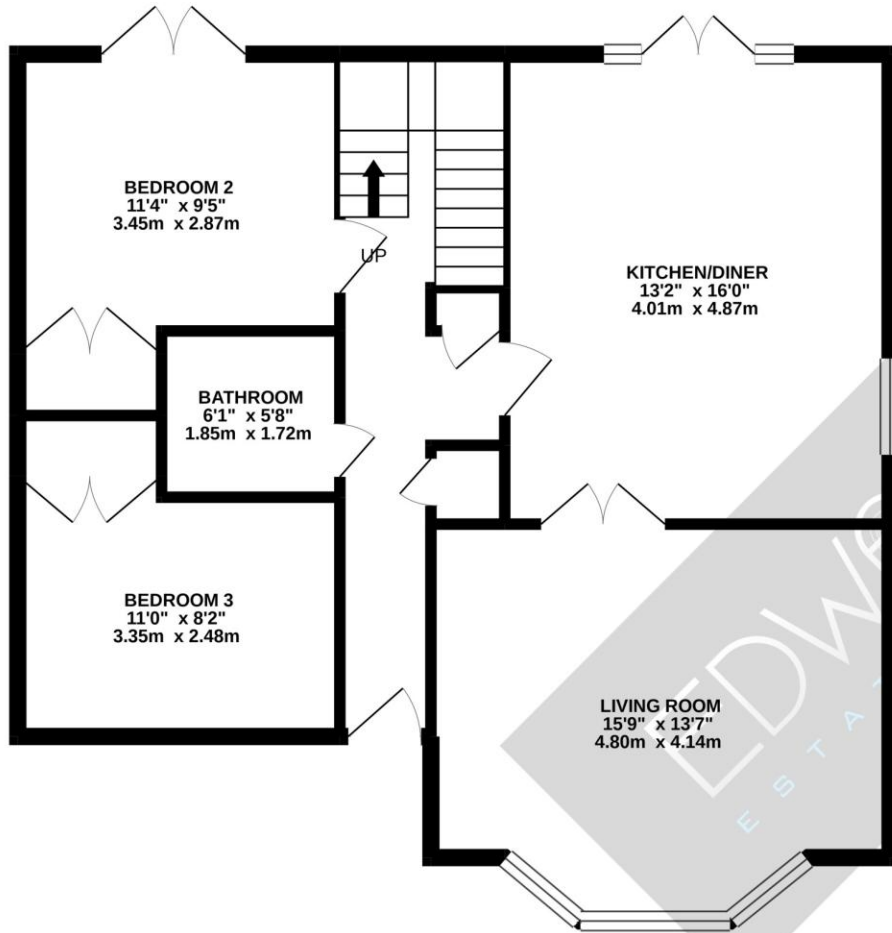
The rear garden enjoys a south westerly aspect and has a high degree of seclusion, laid mainly to lawn with a large paving slab patio area immediately adjacent to the rear of the property. Timber garden storage shed.

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.

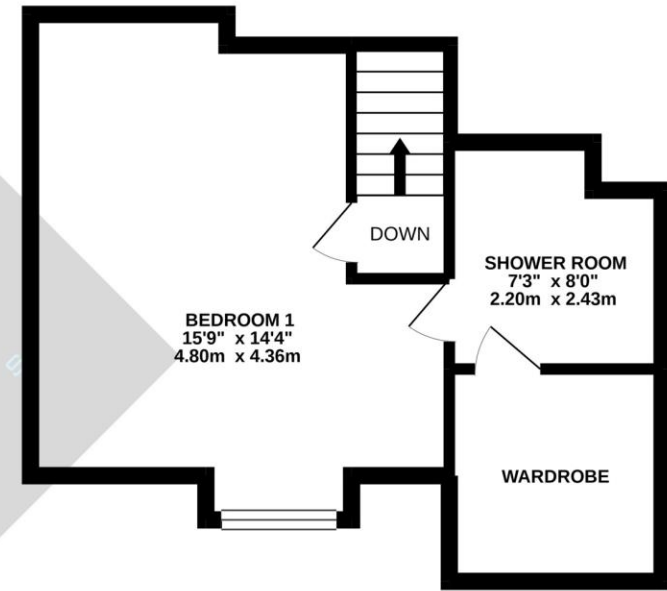
EPC Rating: B



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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