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WOOLSBRIDGE ROAD

ST LEONARDS, RINGWOOD, BH24 2LS



# OFFERS IN EXCESS OF £520,000

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This delightful virtually new property enjoys a premier peaceful tucked away location with a private south facing rear garden and parking, the property is finished to a high standard throughout providing well planned living accommodation and three / four good sized bedrooms complimented with two bathrooms.

Built in 2019 this virtually new attractive chalet style bungalow enjoys a premier peaceful position. The property is located in a popular part of Ashley Heath/St Leonards 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 doors to all accommodation. There is a fantastic light and bright living room with feature bay window and the stylish kitchen/diner that is the heart and hub of this property. Ample space for a dining room table and chairs, a contemporary kitchen with a range of wall and floor units, integrated appliances, French doors invite you out to the rear garden.

Bedrooms two and three are both good sized bedrooms. The bedrooms on the ground floor are also served by the stylish family bathroom with a white 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, wash hand basin and low flush wc.

Upstairs you can find bedroom 1 and bedroom 4 which works nicely as a dressing room leading to the 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.

To the front, the property is located at the end of a long shared gravel driveway which then leads onto the attractive block paved driveway for 43b Woolsbridge Road providing parking.



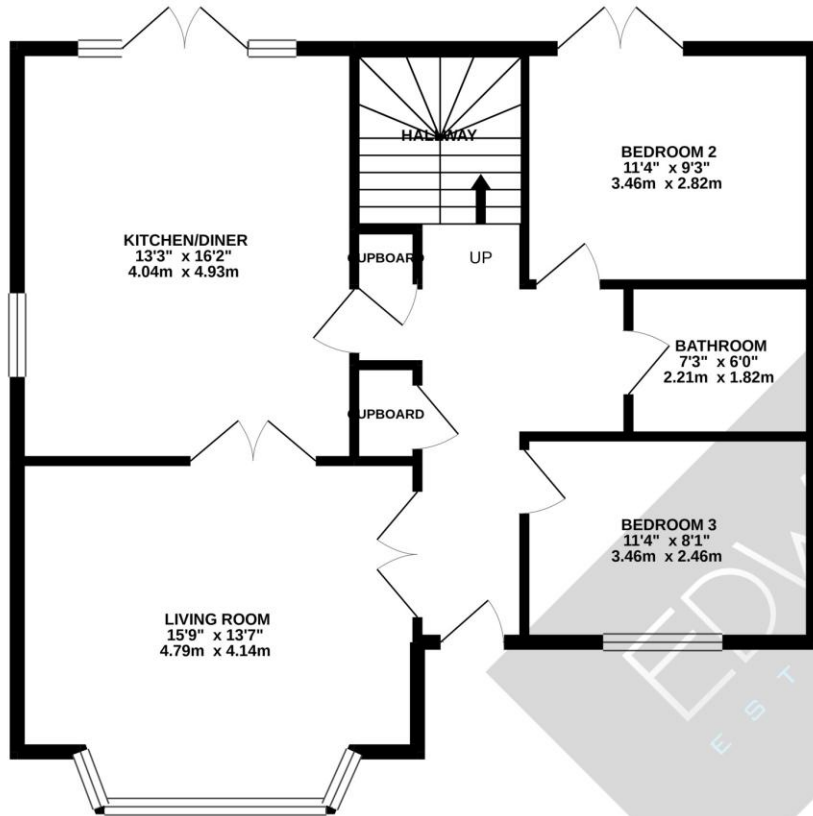
The south facing rear garden enjoys a high degree of seclusion, laid mainly to lawn with a large paving slab patio area immediately adjacent to the rear of the property.

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.

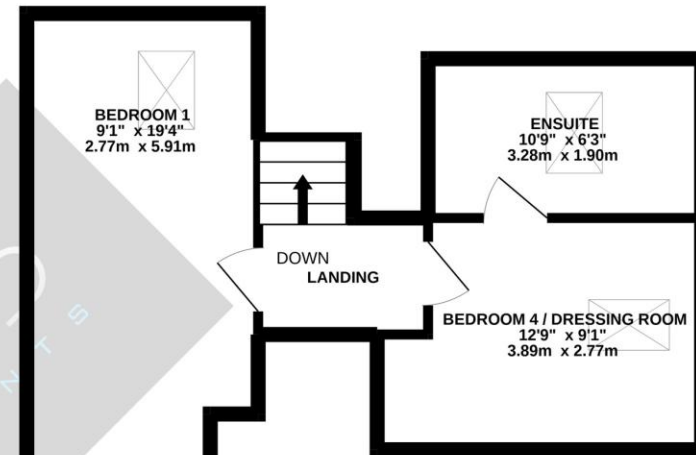
EPC Rating: B



**GROUND FLOOR**  
818 sq.ft. (76.0 sq.m.) approx.



**1ST FLOOR**  
386 sq.ft. (35.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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