

EDWARDS
ESTATE AGENTS



OAKS DRIVE
RINGWOOD, BH24 2QR



GUIDE PRICE £850,000

- Desirable area of St Leonards and St Ives
- Beautifully presented detached family house
- 4 bedrooms
- Well-proportioned & versatile accommodation
- Sizeable covered outdoor patio & garden room
- Striking galleried landing
- Open-plan kitchen, dining, & family room
- Covered terrace & landscaped gardens
- Insulated outbuilding
- Detached garage

Located in the desirable area of St Leonards and St Ives, Dorset, this beautifully presented detached family house offers approximately 2,200 square feet of well-proportioned and versatile accommodation, as well as a sizeable covered outdoor patio and garden room, offering excellent space to entertain and relax!

Upon entering, you are greeted by a spacious reception hall featuring a bespoke oak and glazed staircase that leads to a striking galleried landing above. The heart of the home is the open-plan kitchen, dining, and family room, which extends nearly 29 feet in length. This inviting space is bathed in natural light and provides direct access to the covered terrace and landscaped gardens through bi-folding doors. The kitchen is a chef's delight, equipped with a range of stylish units beneath elegant quartz work surfaces, integrated AEG appliances, a central island, an induction hob, and a wine fridge. A separate utility room adds practicality with additional storage and laundry facilities.

The ground floor also boasts two double bedrooms, one of which offers the flexibility to serve as a study or home office, alongside a well-appointed family bathroom. Ascending to the first floor, you will find three further double bedrooms arranged around the galleried landing. The master bedroom is particularly spacious, measuring over 19 feet by 16 feet, and features an en suite shower room and useful eaves storage. The two additional generous double bedrooms are served by another family bathroom.



The property is approached via a substantial paved driveway, providing ample parking for multiple vehicles. The landscaped rear garden is predominantly laid to lawn, offering a private retreat enclosed by mature boundaries. A covered terrace extends across the rear elevation, perfect for outdoor entertaining. Additionally, a detached garage provides further parking and storage, while a separate insulated outbuilding of approximately 211 square feet, would be perfect utilised as a home office, gym, studio or garden room.

St Leonards is a desirable village not far from Ringwood. With well regarded schooling and variety of amenities. There are excellent commuter links with the A31 making access easy to Bournemouth, Poole and Southampton, plus connections to the M27 and M3 for Winchester and London. For the walking and cycling enthusiasts, the New Forest National Park and Moors Valley Country Park are close by.

Additional Information

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & garage

Rights & Informal Arrangements: There is a shared cost if maintenance is required to the shared driveway used by the vendors to access the properties garage

Utilities: Mains electricity, mains gas, mains water

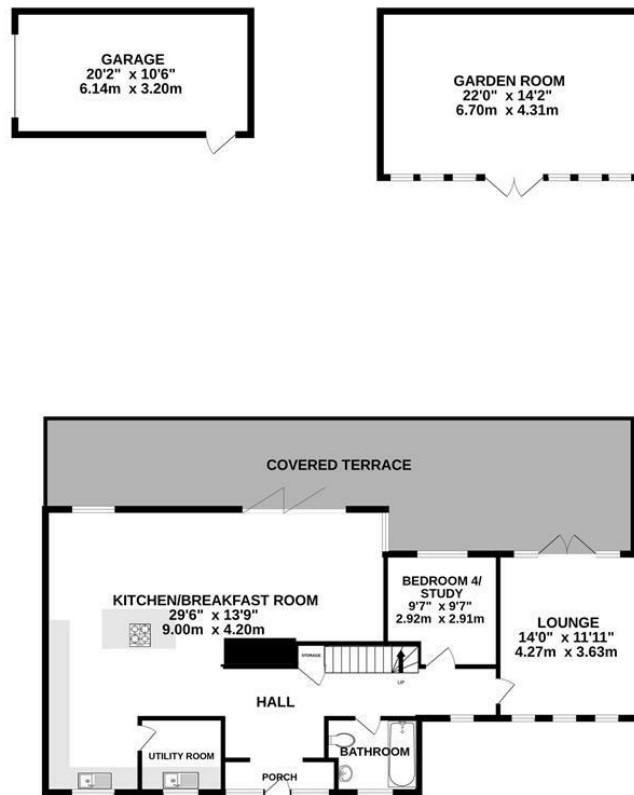
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

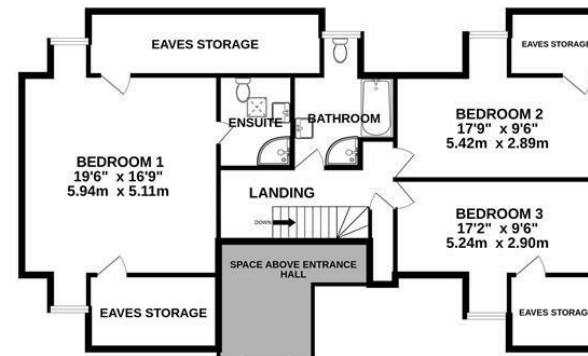
Mobile Signal: Refer to Ofcom website



GROUND FLOOR



1ST FLOOR



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Ferndown Office

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