



**The Firs, 2 Beech Lane**  
St. Leonards, Ringwood BH24 2QD  
**GUIDE PRICE £875,000**





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**FREEHOLD**

The Firs is positioned on a plot of approx 0.66 of an acre and has to be seen to be truly appreciated, this unique five bedroom detached home in excess of 3000 sq ft has been well maintained throughout and has a vast amount of potential due to its flexible layout and incredibly private plot.

There are a variety of options for extension and re configuration that will suit a range of buyers needs, especially those looking for blended family/annexe style living.

There is the potential to transform this property into one of the most sought after homes in the area and there is equally excellent holiday let/rental opportunities with the annexes currently in place.

Further benefits include gated secure parking for multiple vehicles, two double garages, stores/outbuildings and sheds.

Two Double Garages  
Detached Character Home  
Centrally Heated Conservatory  
Versatile Layout With Two Adjoining Annexes  
Excellent Scope For Extension  
Off Road Parking For Several Vehicles  
Semi-Rural Location  
Potential Holiday Let Business  
Positioned On Approx 0.66 Of An Acre

EPC C | Council Tax Band C

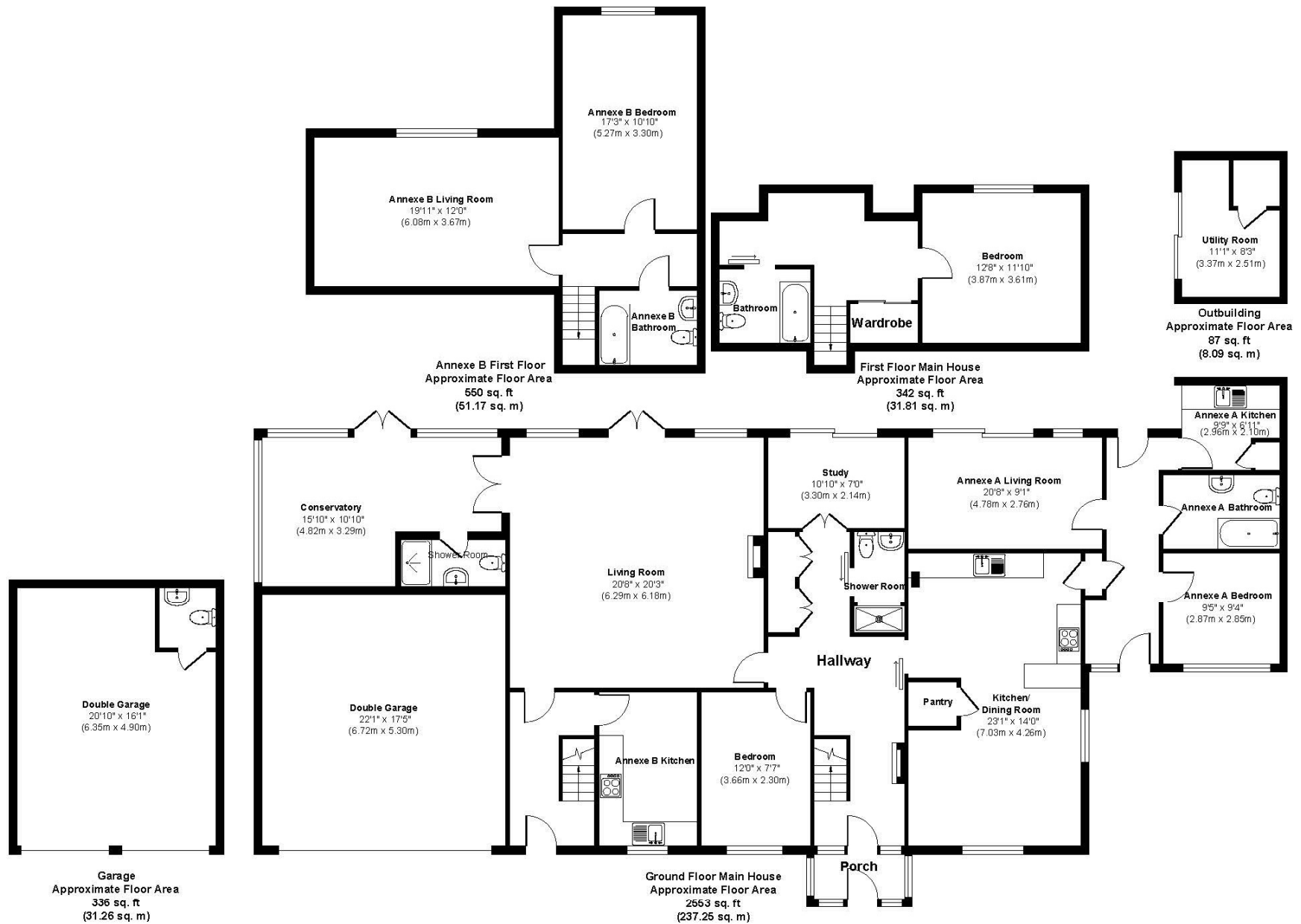
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**Approx. Gross Internal Floor Area 3069 sq. ft / 285 sq. m**  
**Illustration for identification purposes only, measurements approximate, not to scale.**  
**PLEASE NOTE ALL ROOMS NOT STATED ANNEXE COMPRISE OF THE MAIN HOUSE**



## LOCATION

Positioned in a semi-rural location in St Leonards, approx 3 miles west of the Avon Valley market town of Ringwood. The A31 gives quick and easy access to the major centres of Bournemouth, Poole and Christchurch and also links the M3 and M27 motorways for Southampton, Winchester and London. For recreational purposes, Moors Valley and The New Forest offer thousands of acres of woodland for walking and equestrian enthusiasts and award winning beaches are just twenty minutes away by car.

## Winkworth Ferndown

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