





HOUSE & SON

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A Very Well Presented, Energy-Efficient Modern Home – Victory Oak Development, St. Leonards

Located in the sought-after Victory Oak development in St. Leonards, this modern two-bedroom end-of-terrace house is just a one-minute walk from Hurn Forest, offering miles of woodland trails ideal for walking, cycling, and dog walking. The development sits on the A31, adjacent to St. Ives and Ashley Heath, making it well placed for access to Moors Valley Country Park, Avon Heath Country Park, Ringwood, Bournemouth, Southampton, Salisbury and London.

The accommodation is well arranged and comprises:

Ground Floor: Entrance hall, cloakroom/W.C., an attractive kitchen with integrated appliances, and a lounge/diner with French doors opening to the rear garden.

First Floor: Landing, main bedroom with en-suite shower room, second bedroom, and a modern family bathroom.

The property also benefits from double glazing, gas-fired central heating, solar PV panels, a private rear garden, and allocated parking. Offered with no forward chain, this is an ideal purchase for those seeking a comfortable, low-maintenance home in a semi-rural yet well-connected location.

Local Parks and Green Spaces:

Hurn Forest – Just a one-minute walk from the property, providing direct access to peaceful woodland tracks.



Avon Heath Country Park – A short drive away, with a visitor centre, café, play areas, nature trails, and picnic spots.

Moors Valley Country Park – A popular family destination with woodland trails, cycle hire, Go Ape, a lake, steam railway and café.

Nearby Schools:

Oakhurst Community First School – Approximately 1 mile away.

St. Ives Primary & Nursery School – Well regarded, located nearby in a semi-rural setting.

West Moors Middle School – Around 0.8 miles from the property, serving children aged 9 to 13.

Secondary options include Ringwood School and Ferndown Upper School, both accessible by car or school transport.

ENTRANCE

Composite front door, with a storm porch over. Radiator.

RECEPTION HALLWAY

Laminate flooring, with stairs to the first floor, providing access to all principal rooms. Radiator.

GROUND FLOOR WC

White two piece ground floor suite comprising low level WC, pedestal wash hand basin with a chrome mixer tap over, a tiled splashback. Vinyl floor, obscure double glazed UPVC window to the front and a radiator.



KITCHEN

9' 4" x 8' 7" (2.84m x 2.62m)

Modern fitted kitchen with a stainless steel one and half sink unit with a drainer to the side and chrome mixer tap over, inset into a marble effect work top surfaces, with a range of base units under, with space for a washing machine and fridge/freezer, contrasting wall mounted cabinets, including a concealed gas fired boiler. There is also an integrated stainless steel fronted oven with a four ring gas hob over, complementing splashback and chimney filter hood over. Vinyl flooring, UPVC double glazed window to the front







and a smooth plastered ceiling with spotlights.

LOUNGE/DINER

15' 10 max" x 12' 11" (4.83m x 3.94m)

UPVC double glazed fitted doors to the rear with tall windows to either side and direct access onto private lawned garden, a large under stair storage cupboard housing the electric consumer unit and meter. Radiator and smooth plastered ceiling.

FIRTS FLOOR LANDING

Hatch to loft.

BEDROOM ONE

12' 0 max" x 11' 8 into recess" (3.66m x 3.56m)

UPVC double glazed window to the front. Radiator. Large oversized storage cupboard housing hot water cylinder, ample space for linen etc. Smooth plaster ceiling. Access into en-suite.

EN-SUITE

White three piece suite with a glazed walk-in shower cubicle complete with a chrome shower and tiled walls, pedestal wash hand basin, with a chrome mixer tap over, low level WC and heated towel rail, Vinyl flooring and UPVC double glazed window to the front. Smooth plastered ceiling and extractor fan.

BEDROOM TWO

12' 11 into recess" x 8' 4" (3.94m x 2.54m)

UPVC double glazed window to the rear. Radiator. Smooth and plastered ceiling.

BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m)

A white three piece suite comprising a bath with side panel, glazed shower screen to the side, chrome mixer tap over, with shower attachment and tiled surround. Pedestal wash hand basin with a chrome mixer tap over, low level WC, both with a fitted splashback, an obscure UPVC double glazed window to the rear, electric shaver point and vinyl flooring. Smooth plastered ceiling with recessed ceiling downlighters. Extractor fan.

OUTSIDE FRONT

Stoned front garden, with a block paved path to the front, leading to the entrance.

GARDEN

A paved patio abuts the rear, extending to the side and rear. The garden is fence enclosed with secure gates rear access. Timber shed, stone bed and the remainder being laid to lawn.

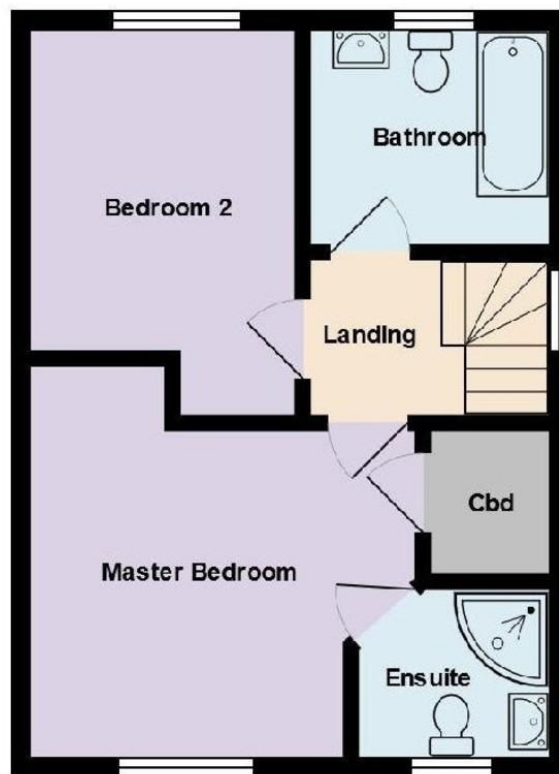
OFF ROAD PARKING

Allocated parking space within the development.





Ground Floor
Area: 34.8 m² ... 374 ft²



First Floor
Area: 34.8 m² ... 374 ft²



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Energy performance certificate (EPC)

20, Normandy Way St. Leonards RINGWOOD BH24 2FJ	Energy rating	Valid until:	28 January 2028
	B	Certificate number:	8728-7839-5670-1561-3926

Property type

Mid-terrace house