



Ashley Drive South

Ashley Heath, Ringwood, BH24 2JT

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The Property

A stunning opportunity to purchase an exquisite four bedroom detached bungalow situated in one of the most Premier roads in Ashley Heath. This extremely versatile residence sits within a tranquil and spacious plot and is being sold with the benefit of granted planning permission to further extend and improve.

A large driveway enclosed by oak trees provides access to a side gate that leads through to a front door providing access to:

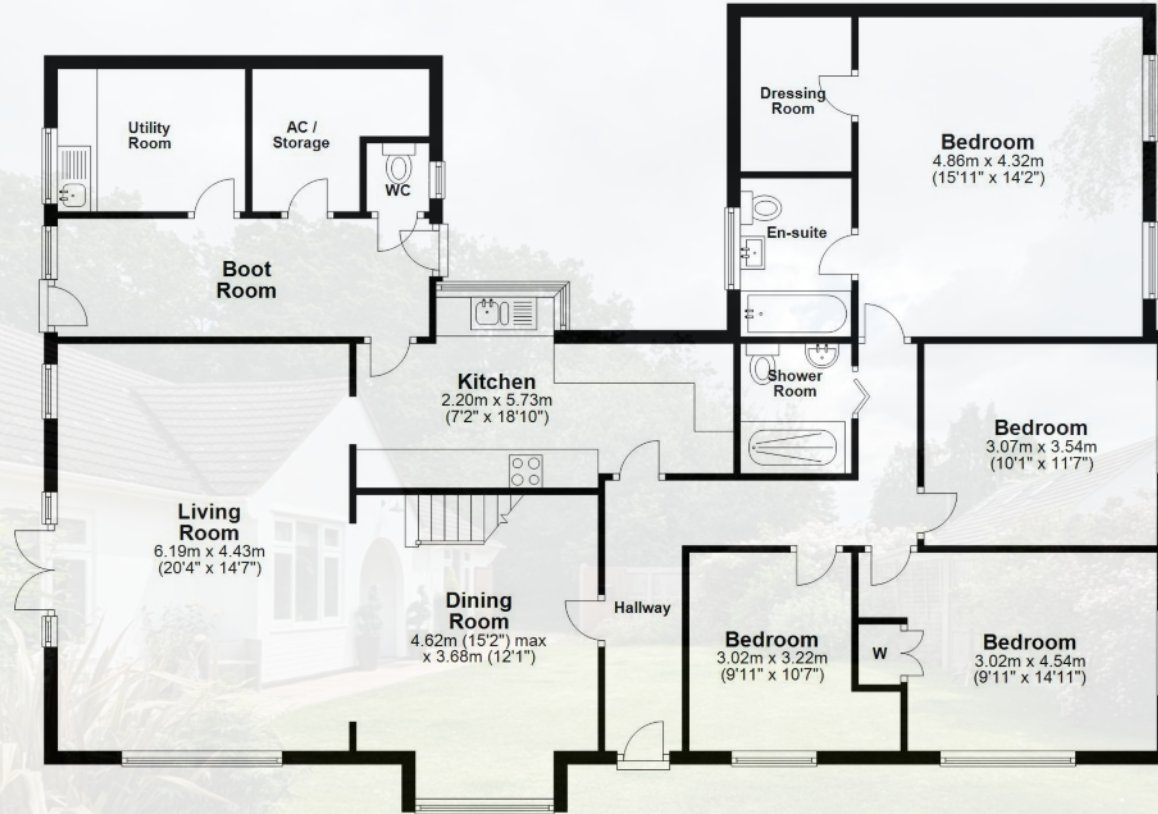
- An inviting hallway which provides further access to:
- An impressive lounge diner that benefits through luxurious wood flooring throughout, a feature bay window, a recessed sitting room with French doors leading to the rear garden a further dining space as well as a focal point stone hearth fireplace
- I widened galley style kitchen with a range of fitted appliances, oak worktops and a farmhouse style sink overlooking an inner courtyard which further leads to a large room/utility room and workshop beyond - this area has the benefit of planning granted to create and exemplary kitchen living space
- Four well, proportioned bedrooms with two bathrooms that compliment these
- The principal bedroom is a grand and sizable space benefiting from a walk in wardrobe as well as a ensuite bathroom
- From the dining area, there is access upstairs to large loft storage and a upstairs office room as well. these rooms both have great potential to be enlarged into further bedroom space STPP





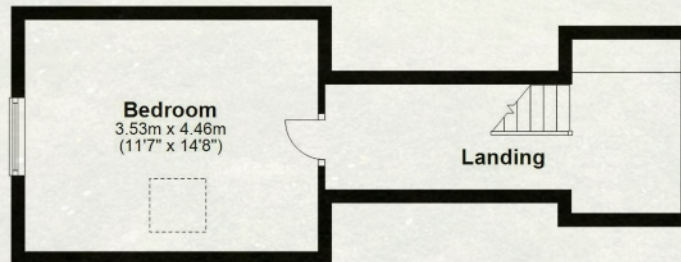
Ground Floor

Approx. 160.1 sq. metres (1723.6 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.0 sq. feet)



Total area: approx. 186.4 sq. metres (2006.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanUp.





The Local Area

The property is situated in a sought after road within Ashley Heath, close to the beautiful Ringwood Forest and Moors Valley Country Park and golf course, with acres of natural woodland ideal for walking, cycling and riding. The superb and well regarded St Ives Nursery and Primary School is within walking distance, and the local convenience shop and bus stop are located nearby. The popular market town of Ringwood is approximately 1.5 miles distant, offering an excellent variety of shopping facilities, boutiques, cafes and restaurants as well as two supermarkets and two leisure centres. For commuters the A338 provides easy access to the larger coastal towns of Bournemouth and Christchurch (approx. 8 miles South) and the easily accessible A31 links to Southampton (approx. 18 miles East), via the M27. There are international airports at both Bournemouth and Southampton.

Directions

Exit Ringwood along the A31 heading west, come off at the first Ashley Heath roundabout and take the last exit onto the Horton road. Proceed along this road for about a mile and then turn left into the Woolsbridge road and continue for 500 yards. Turn left into Sandy Lane and continue for half a mile until you reach Ashley Drive South on your left. The property is located second on the right.

As The Crow Flies....

St Ives Nursery & Primary School	0.4 miles
Moors Valley Country Park	2.5 miles
Ferndown Golf Course	3.2 miles
Ringwood Town	4.3 miles
Ringwood School & Sixth Form	4.7 miles
David Lloyd	5.3 miles
Bournemouth Airport	6.4 miles
Bournemouth Hospital	6.4 miles



Grounds & Gardens

Outside the property is equally impressive with a large wrap-around garden benefiting from both south and Wesley aspects with a large patio area and garden room to the rear of the garden. The borders are enclosed with pet proof fencing as well as inner planted shrubbery style areas.



Services

Energy Performance Rating: E

Council Tax Band: F

All mains services connected

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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