



Ashley Drive South

Ashley Heath, Ringwood, BH24 2JP

SPENCERS
NEW FOREST





The Property

NO FORWARD CHAIN

A 1970's detached three-bedroom split level home which is located in one of the best roads in the exclusive residential area of Ashley Heath. This 2000 sq ft home features attractive and mature private gardens in a stunning sylvan setting. The accommodation briefly comprises entrance hall, first floor L shaped lounge/ dining room, kitchen, utility room, three bedrooms, family bathroom and ensuite shower room, integral double garage.

- Steps lead up to an entrance porch
- Spacious entrance hall with two cloaks cupboards and an airing cupboard
- Steps lead up to a very spacious and impressive open plan living/dining room
- The living room benefits from views to the front and rear gardens and a patio door leads into a beautiful sun lounge with garden views
- The modern kitchen has an excellent range of base, wall and drawer units with roll top work surfaces over, built in appliances include, fridge/freezer, dishwasher, steps leading out into the rear terrace and gardens
- From hall steps lead down to the large utility room and an adjacent door leads into the integral garage
- Three ground floor bedrooms, all with built in bedrooms furniture and the principle bedroom benefits from an ensuite shower room with three piece suite which includes a large shower cubicle
- Family bathroom with three-piece suite with fully tiled walls
- Excellent scope to develop into a larger property subject to planning



2

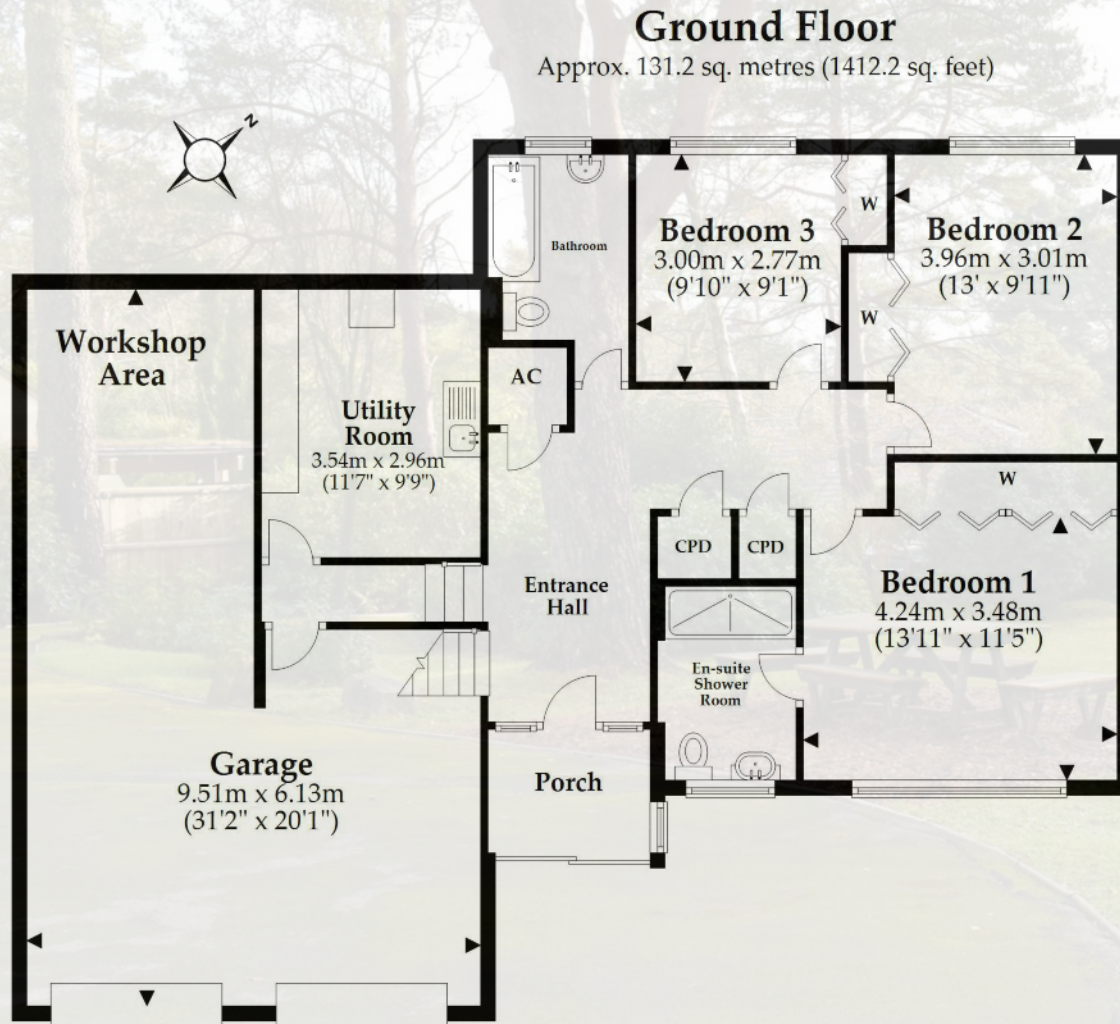


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FLOOR PLAN



First Floor
Approx. 68.4 sq. metres (735.9 sq. feet)



Total area: approx. 199.6 sq. metres (2148.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



The New Forest



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, turn second left into Ashley Drive West, go to the end of this road and turn right into Ashley Drive North and then right into Ashley Drive South and then turn right and continue along this road and you will come to the property on your right.

Ringwood Furlong



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

The property is approached along a sweeping drive into a parking forecourt.

The front gardens are private with a lawn and mature boundaries formed by hedging and trees.

Access along both sides of the property to the extensive rear gardens which consist of lawns with mature boundaries forms by a variety of trees, bushes and attractive plants, including rhododendron.

A rear terrace, with access from the kitchen, leads into the back garden



Services

Energy Performance Rating: D

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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