







The Property

Set in a private and well-established plot of around 0.31 acres in the sought-after St Ives Park, this spacious detached home offers approximately 2,400 sq ft of flexible accommodation, along with a detached double garage and additional store.

The property is approached via a large driveway providing parking for several vehicles, leading to a welcoming entrance porch and central hallway. From here, the main reception rooms are well laid out, creating a practical and comfortable flow for day-to-day living.

The sitting room is a particularly attractive space, enjoying a dual aspect that fills the room with natural light. A feature fireplace provides a focal point, while doors open through to the conservatory, which overlooks the gardens and offers a peaceful spot to relax throughout the year.

There is a separate dining room for more formal occasions, positioned conveniently alongside the fitted kitchen. The kitchen is well equipped and complemented by a useful utility room with access to the outside, ideal for busy family life.

Three bedrooms are located on the ground floor, offering excellent versatility for guests, home working or multi-generational living. The principle bedroom offers built in wardrobes and an ensuite shower room. The other two bedrooms are served by a family shower room.

Upstairs, three further bedrooms are arranged around a central landing, along with a bathroom. This layout works well for older children or visiting family, providing a degree of separation from the main living areas below.



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DO YOUR BEST
HELP OTHERS
DON'T GIVE UP
THROUGH
HARD WORK
SMILE

Hotpoint

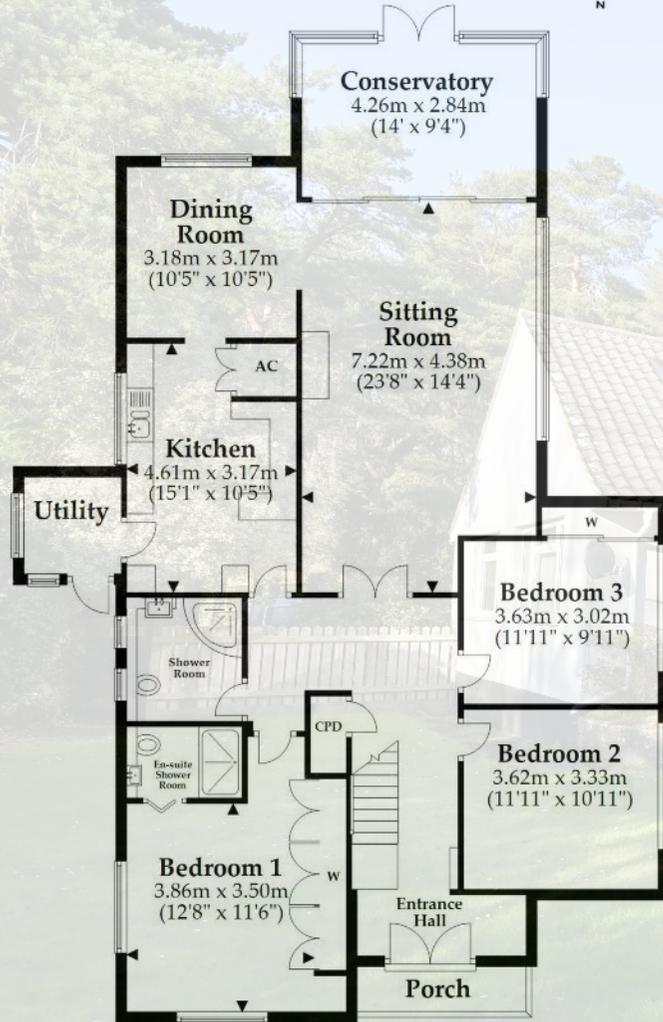




FLOOR PLAN

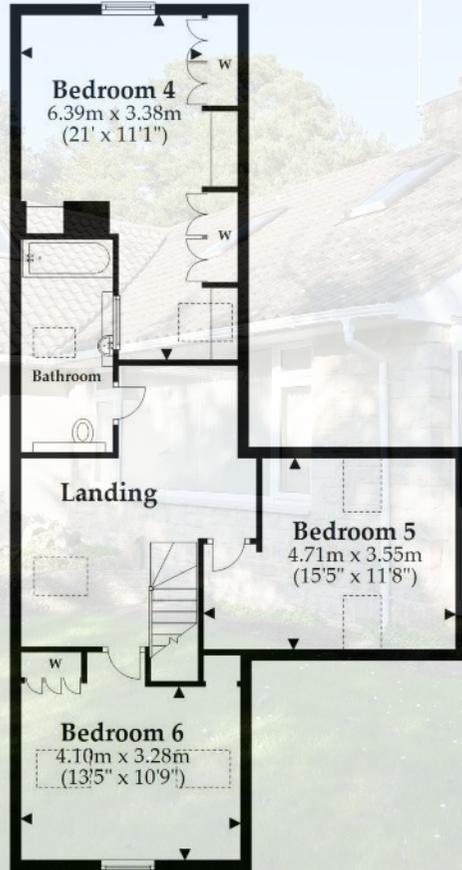
Ground Floor

Approx. 145.0 sq. metres (1560.2 sq. feet)



First Floor

Approx. 78.0 sq. metres (839.7 sq. feet)



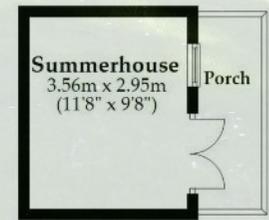
Outbuilding

Approx. 44.1 sq. metres (474.5 sq. feet)



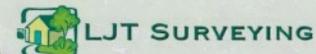
Outbuilding

Approx. 10.5 sq. metres (113.0 sq. feet)



Total area: approx. 277.5 sq. metres (2987.5 sq. feet)

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







Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: C Current: 69C Potential: 78C
- Ultrafast broadband with download speeds of up to 1800 Mbps available at the property
- ADSL Copper Based Phone Landline
- Trees are protected by a TPO (Tree Preservation Order)

The Local Area

The property is situated in a sought-after location within the beautiful Ashley Heath, close to Ringwood Forest and Moors Valley Country Park and golf course, with acres of natural woodland ideal for walking, cycling and riding. There is also a local convenience shop and bus stop within a short distance. 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 airports at both Bournemouth and Southampton offering flights to many European destinations.



Grounds and Gardens

Outside, the gardens wrap around the property and have been carefully maintained, with mature planting, lawned areas and a summerhouse tucked away to one side. The overall plot offers a good level of privacy and a pleasant outlook from all sides of the home.

Directions

From the main roundabout in Ringwood, join the A31 heading west, keeping to the left two lanes. Continue along the A31 until you reach the Ashley Heath roundabout, where you should take the third exit onto Horton Road. Follow Horton Road for approximately half a mile, then take the third left into St Ives Park, where the property can be found immediately on your left-hand side.



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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