



1 Oakwood Close *Ringwood, BH24 2JD*

SPENCERS









## The Property

Of modern construction, built by the well regarded Glossbrook and having been significantly refurbished recently to a high specification throughout, is this spacious detached bungalow positioned in an exclusive gated development of just three houses. This beautiful home is situated in a highly sought after location, benefiting from nearby conveniences and commuter routes, as well as being a short distance from Moors Valley Country Park.

An internal viewing is recommended to appreciate all on offer, but highlights include:

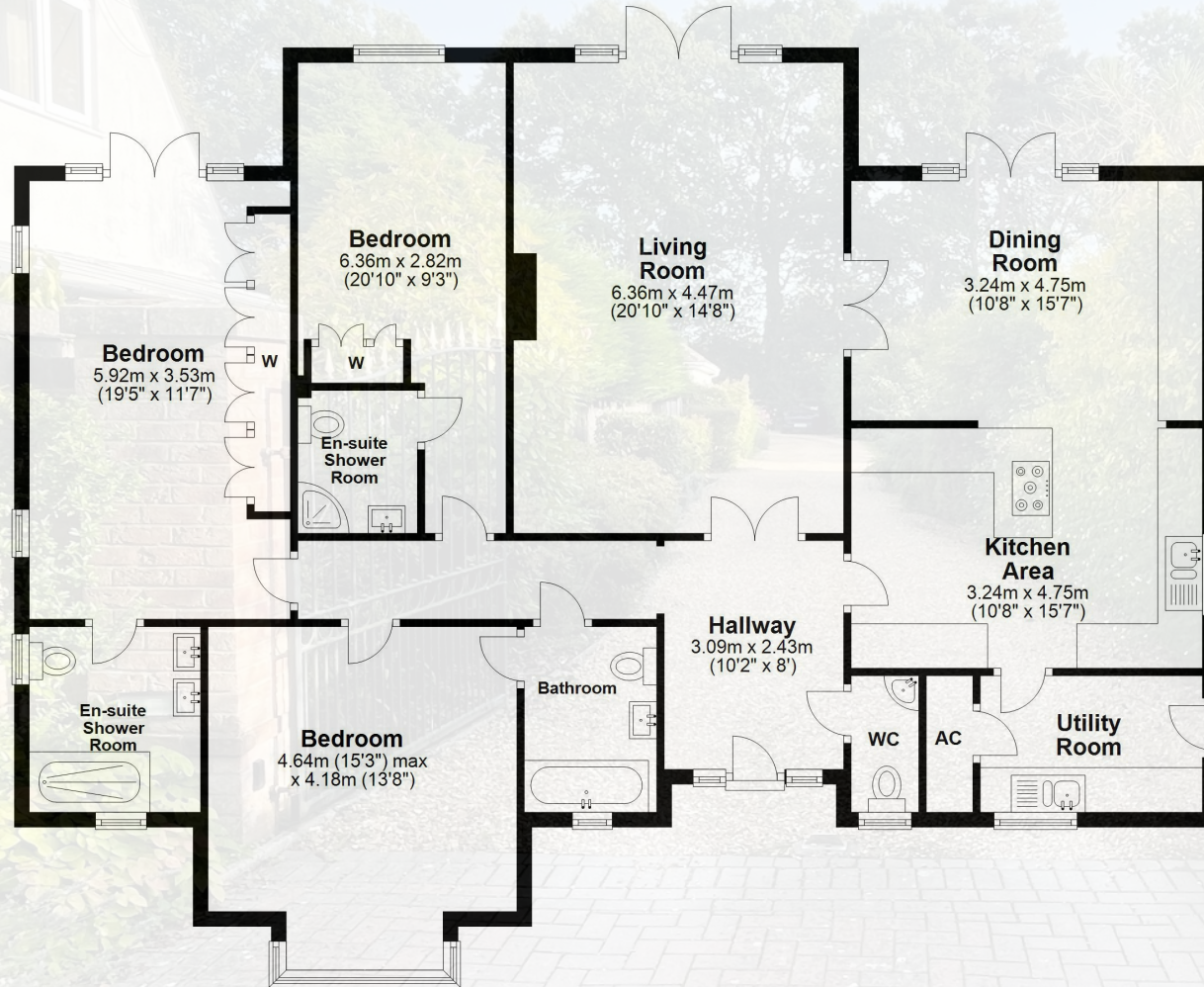
- An immaculate Magnet kitchen/dining room, featuring an impressive island/breakfast bar, an excellent range of base, wall and drawer units providing plenty of storage, as well as quality built in appliances and double doors leading out to the terrace.
- A spacious living room with stunning porcelain tiled floors and a central stone fireplace with a fitted coal effect gas fire. Bright and attractive aspect over the rear garden with double french doors leading onto the terrace.
- Contemporary guest cloakroom.
- A stand-out principal bedroom suite, with a vast array of fitted wardrobes, a modern en-suite with a selection of high tech features and double doors leading out onto the rear garden.
- A modern and stylish, three piece suite with the convenience of Jack & Jill doors connecting to the hallway and bedroom.
- A particularly spacious guest bedroom, complimented with fitted wardrobes and a contemporary en-suite.
- A spacious third bedroom, which could alternatively be used as a study/office and is complimented by an en-suite.
- All bathroom suites benefit from automatic sensor lighting.
- Additional features include quality Italian tiled flooring and zoned underfloor heating.



## FLOOR PLAN

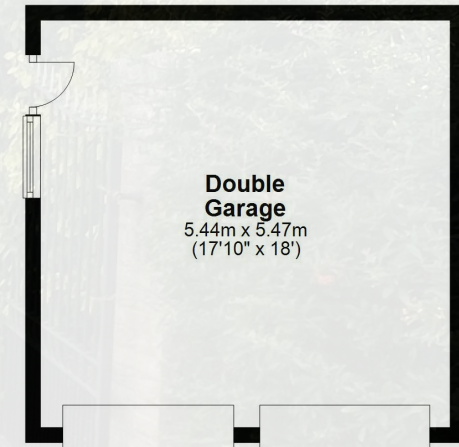
### Ground Floor

Approx. 152.8 sq. metres (1644.2 sq. feet)



### First Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 182.5 sq. metres (1964.6 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 Situation

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. Proceed for just over 300 yards before turning left into Oakwood Close. The property can be found on your right hand side.







## Grounds & Gardens

The property is approached through private, electric gates which lead down a drive to three bungalows and No 1 is the first one on the right. The front garden consists of an attractive paviour drive which leads to an attached double garage.

The rear and side gardens are very pretty and private and comprise of a sweeping lawn interspersed by individual trees, shrubs and bushes with boundaries formed by mature and well-established hedges. To the rear of the property is a generous stone paved terrace which is ideal for outside entertaining.

## Services

- Energy Performance Rating: C
- Council Tax Band: F
- Ofcom Internet Speed: 61Mbps
- All Mains Connected
- Water Softener
- Alarm System
- Private Electric Gates to Exclusive Gated Development

## Viewing

By prior appointment only with the vendors 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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