



**36 St Ives Park** *Ashley Heath, Ringwood, BH24 2JX*

**SPENCERS**  
NEW FOREST





Perched overlooking a canopy of ancient pines, the WOW factor is instant. Incredible vistas, an abundance of light & space, and statement designs throughout... there is a distinct ‘Hollywood Hills’ vibe to this well-appointed home (perhaps influenced by its film director owner).

This outstanding property is conveniently positioned, close to local amenities, The New Forest, Moors Valley and is a short drive from the coast.



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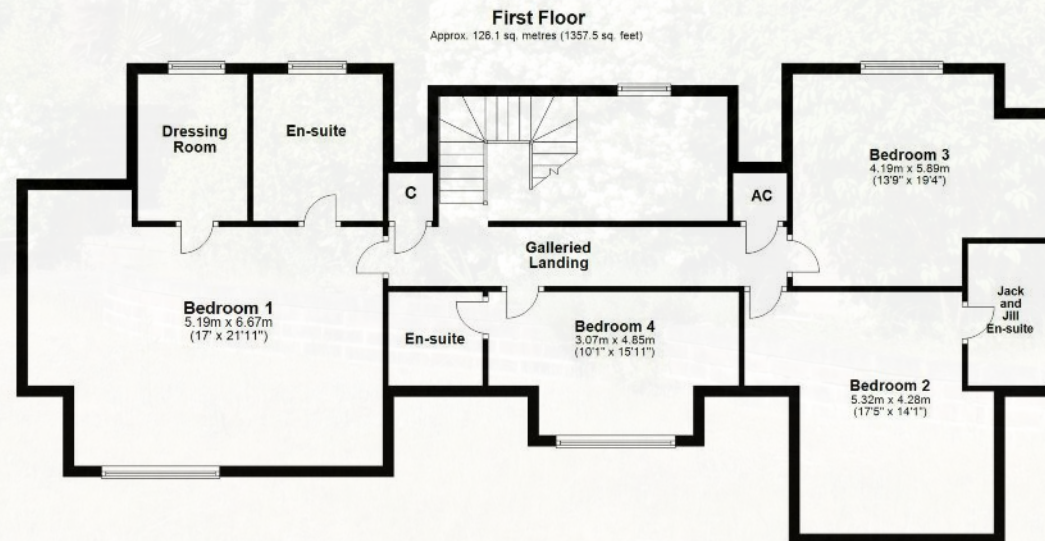
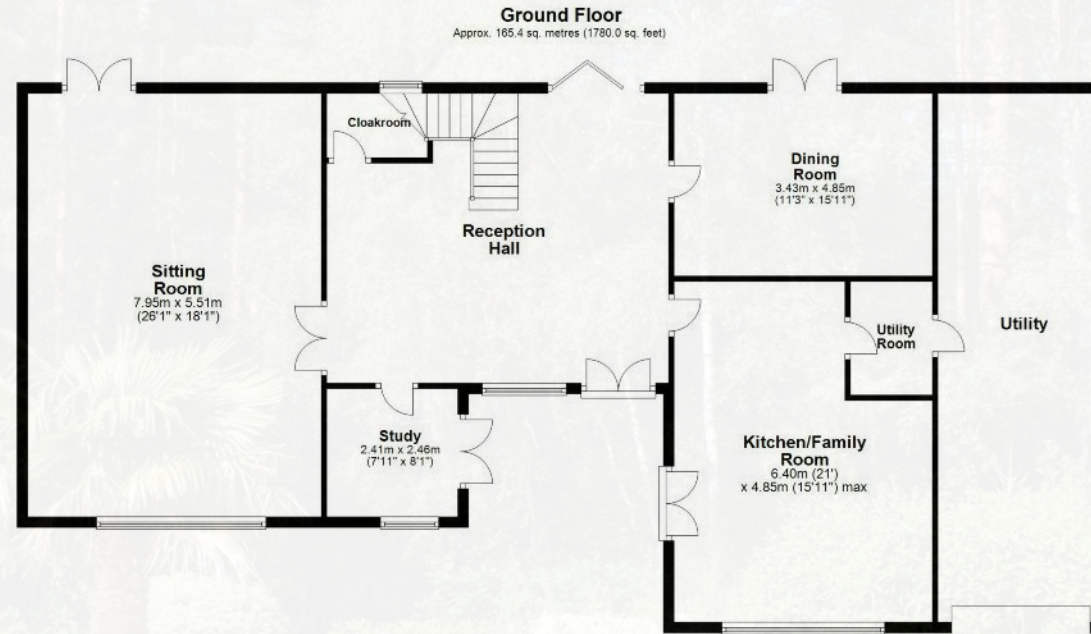




## The Property

- You are immediately welcomed into the properties reception room which is flooded with natural light from all angles.
- A ‘snug’ area to the side of the stairs comprises bi-fold doors leading straight out onto the rear decking. A cloakroom.
- A generous living room which offers a realm of tranquillity with an imposing log burner which is the true centre piece. This room enjoys a double aspect over both the front garden and the rear.
- Spacious, formal dining room which could be versatile in use .
- A large, Norman style window with feature stone surround, creates the perfect space for a home office.
- Impressive kitchen/family room with contemporary work surfaces, a good range of base, wall and drawer units and further composes a Rangemaster with gas hob, an integrated dishwasher as well as a breakfast bar/island with double sink and further storage.
- There is a large utility space which is mainly used for storage and white goods.
- Upstairs, the principal bedroom offers a vast amount of space with a walk in wardrobe and an eye catching three piece en suite with marble tiles throughout.
- Bedrooms two and three are serviced by a luxurious Jack and Jill bathroom suite.
- Bedroom four benefits from a pleasant aspect across the front gardens as well as an ensuite.

# FLOOR PLAN



Total area: approx. 291.5 sq. metres (3137.5 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.









## Grounds & Gardens

Outside, the property continues to impress with its grand carriage-style driveway and mature hedging, ensuring both privacy and tranquility. The spacious lawn to the front provides ample space for relaxation or play.

The real showstopper, however, lies at the rear of the property, where an expansive decking area awaits, complete with elegant glass balustrades. This outdoor haven offers an abundance of space for dining and entertaining, making it the perfect spot to bask in the afternoon and evening sun. Steps lead down to a low-maintenance garden adorned with a variety of shrubs and plants, creating a picturesque backdrop of natural beauty.

Don't miss your chance to experience the epitome of luxury living in this remarkable home. Book your viewing today and embark on a journey of unparalleled elegance and comfort.



## 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

From Ringwood join the A31 heading west, at the Ashley Heath roundabout take the 3<sup>rd</sup> exit onto Horton Road. Shortly after, take the 3<sup>rd</sup> left turning into St Ives Park, follow the road straight for approximately 500 metres, around the bend and you will find the property on your left-hand side.

## Points Of Interest

As the crow flies...

Ringwood School and 6th Form miles	2.1
Ringwood Town Centre miles	1.7
David Lloyd miles	2.6
Moors Valley Country Park miles	2.9
Ferndown Golf Course	5.6

## Services

Tenure: Freehold

Council Tax: F

Mains, gas, water

Energy Performance Rating: C Current: 70C Potential 79C

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 or 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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