



The Glade

Ashley Heath, Ringwood, BH24 2HR

SPENCERS
NEW FOREST





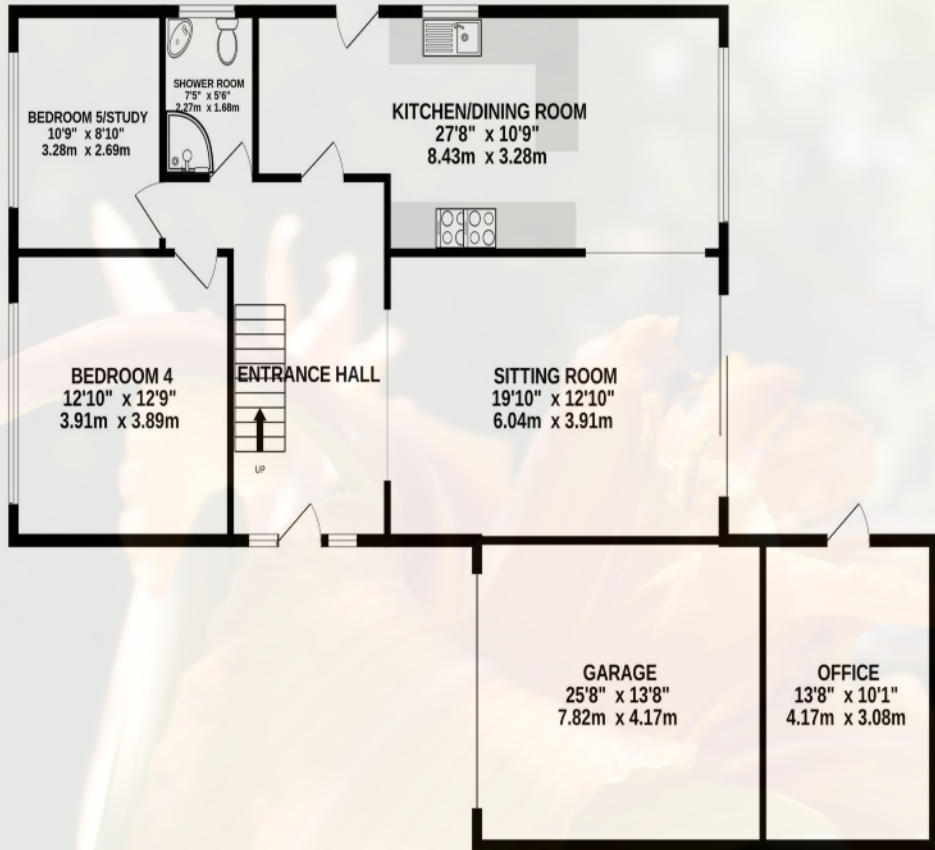
The Property

Spencer's of Ringwood are please to offer this 4/5 bedroom detached home of just under 2200 sq ft of accommodation. Located in a quiet road in the exclusive residential area of Ashley Heath, this family home benefits from a generous open plan kitchen/dining room, three first floor bedrooms as well as two ground floor bedrooms.

- Impressive open plan living / dining and kitchen with wood strip floors. Fireplace with glass screened electric fire effect fire
- Range of base, wall and drawer units with ample work surfaces over twin bowl ceramic sink Range master oven with 6 burner gas hob
- Space for washing machine, dishwasher and fridge freezer
- Two ground floor bedrooms which could alternatively be used as additional living accommodation
- First floor landing leads to three first floor bedrooms. Impressive principle bedroom with walk in dressing room with built in wardrobes
- Generous four piece en suite comprising a modern double shower cubicle, panelled bath, close coupled WC and a pedestal wash hand basin
- The family bathroom benefits from a modern three piece suite including a panelled bath and attractively tiled walls

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2198sq.ft. (204.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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Situation

Situated in Ashley Heath, this attractive home is just moments away from the beautiful Moors Valley Country Park, set in acres of natural heath and woodland incorporating a adventure playground, trail, and golf course and offering an idyllic setting for a range of outdoor pursuits such as cycling. The market town of Ringwood is just a couple of miles away offering a comprehensive range of shops, cafes and restaurants as well as two leisure centres. For the commuter the A31 is easily accessible, providing links to; the A338 for Bournemouth and Christchurch (approx. 8 miles south), and to Salisbury (approx. 18 miles north); and the M27 for Southampton (approx. 18 miles east).

Directions

Exit Ringwood along the A31 heading west, come off at the Woolsbridge roundabout and turn right into Woolsbridge Road. Then continue along this road and you will come to The Glade on your left hand side. Turn left into the glade and continue along this road and you will come to it set back from the road on your left.



Services

Energy Performance Rating: D Current: 57 Potential: 68

Council Tax Band: F

Drainage: Mains

Heating: Gas

Available download speeds of up to 36 Mbps (Superfast)

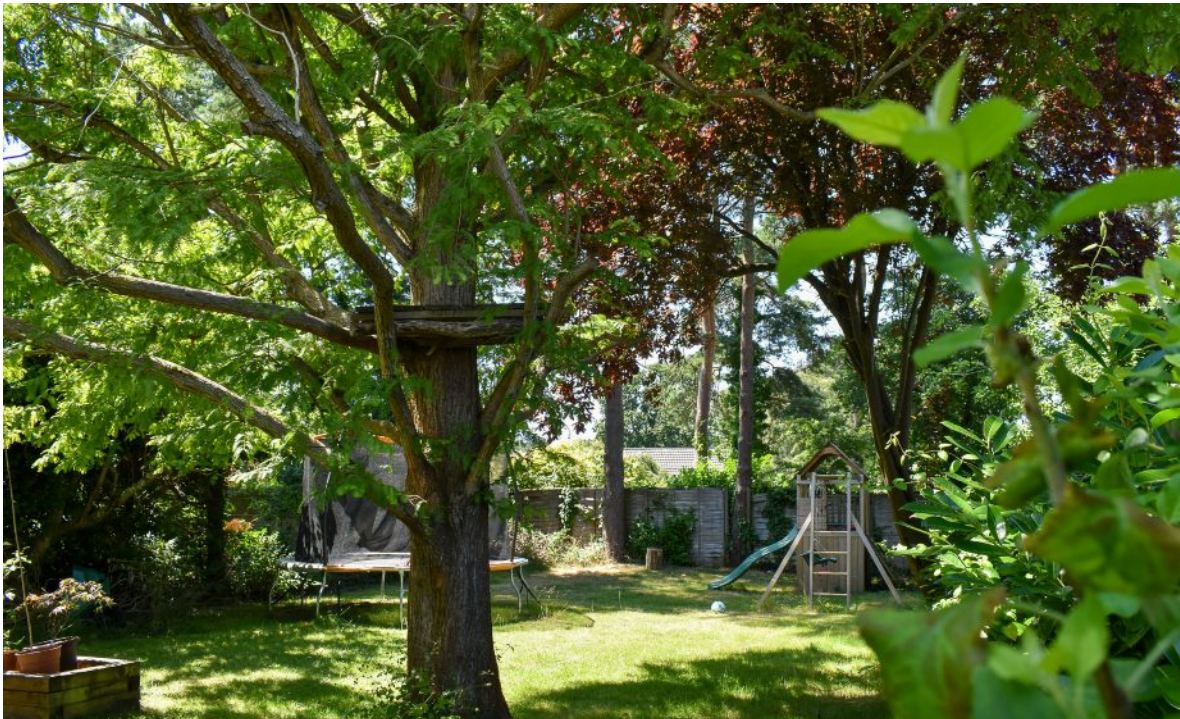


Grounds & Gardens

The property is approached along a sweeping driveway which provides plenty of off road parking and access to the integral single garage.

The westerly facing rear gardens offers a good degree of seclusion and features a large expanse of lawn with a raised decking area.

The boundaries are partly formed by close boarded fencing with mature trees and shrubs. A personal door leads to the office which adjoins the garage.



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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