



*Ashley Drive South, Ashley Heath, Ringwood, BH24 2JP*

SPENCERS  
NEW FOREST







## The Property

A well-presented, contemporary house located in one of Ashley Heath's most sought-after roads. The property has undergone a considerable refurbishment and extension in recent years and is beautifully finished, featuring a range of great attention to detail and high specification throughout. This detached residence of approx. 2,800 sq. ft is plentiful in space and benefits from versatile accommodation. The property is nestled in a quiet position within private grounds.

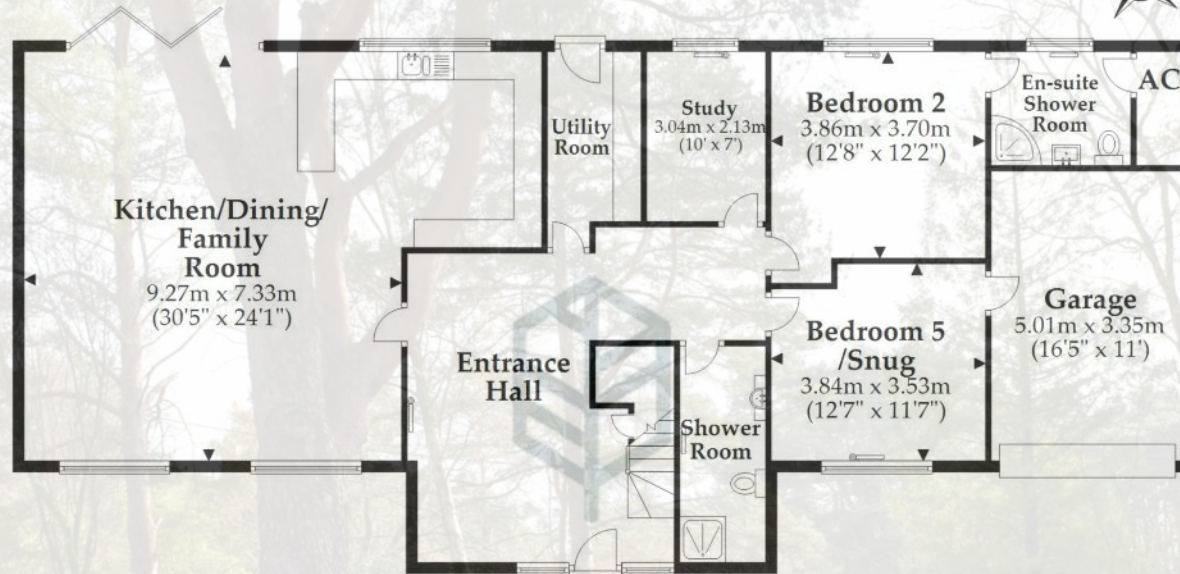
- Large entrance hall with double height ceiling, chapel-style window and engineered oak flooring
- Impressive open-plan living/dining room with triple aspect and bi-fold doors opening onto the rear gardens
- Modern fitted kitchen with under unit lighting, Quartz work-surfaces and fully integrated appliances including; a Bosch induction hob, 2 x Bosch ovens, full-length fridge, freezer, Neff dishwasher and 1 ½ bowl sink unit with instant boiling water tap
- Separate utility room with additional fitted units and space for additional appliances
- Ground-floor bedroom/snug with convenient access to the adjacent shower/cloakroom
- Separate study with aspect over the rear garden
- Bedroom two with rear aspect, a modern fitted en-suite shower room and access to airing cupboard with gas fired Worcester boiler and large pressurised hot water tank



FLOOR PLAN

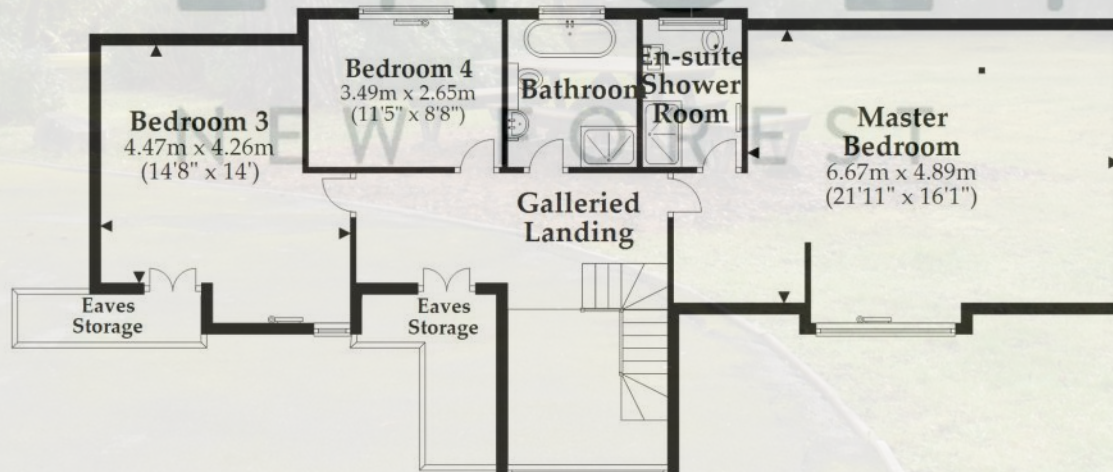
**Ground Floor**

Approx. 162.4 sq. metres (1748.2 sq. feet)



**First Floor**

Approx. 98.2 sq. metres (1057.1 sq. feet)



**LJT SURVEYING**

Total area: approx. 260.6 sq. metres (2805.3 sq. feet)

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







## The Property Continued...

- Staircase with glass and oak balustrade leading to a bright part-galleried landing
- Spacious rear aspect principal bedroom with generous amount of wardrobe space, recess for fitted wardrobe and en-suite shower room
- Two further first-floor double bedrooms
- Superb family bathroom, comprising a freestanding oval bath, shower unit with handheld shower and overhead 'rainwater' style shower and a vanity unit incorporating a sink and WC
- UPVC windows and solid oak internal doors throughout
- All shower rooms are fitted with illuminated touch-sensor mirrors, chrome heated towel rails and quality tiled wall and floors

## 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

From Ringwood join the A31 heading West, staying in the nearside lanes. At the Ashley Heath roundabout take the 3<sup>rd</sup> exit onto Horton Road and proceed for approximately 1 mile. Turn left into Woolsbridge Road (2<sup>nd</sup> road before the traffic lights), then take the 2<sup>nd</sup> left into Ashley Drive West. At the end of this road turn right into Ashley Drive North, and right again (continuation of Ashley Drive North). After a short distance turn right into Ashley Drive South and the entrance to the property will be found on your right-hand side.







## Grounds & Gardens

The property is accessed by a long sweeping driveway which leads to a generous parking area and integral garage with an electric remote controlled up and over door. The extensive front garden is mainly laid to lawn, with mature shrubs and trees offering much privacy. There is access at either side of the house to the rear garden, which is also laid to lawn and is bordered by panelled fencing.

## Services

Energy Performance Rating: C Current: 77 Potential: 81

Council Tax Band: F

All mains services connected

## 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

## 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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