



Ashley Drive North

*Ashley Heath, Ringwood, BH24 2JL*

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## The Property

Of modern construction is this spacious, four bedroom detached house, located in a quiet, yet convenient position. This stunning home has been designed and built to a high specification and great attention to detail throughout. Highlights include a superb open plan kitchen/dining room and a detached double bay carport, to name a few.

- Welcoming entrance hall with ample storage
- Modern ground floor cloakroom with attractive tiling
- Impressive open plan kitchen/dining room with underfloor heating
- Contemporary and stylish base wall and drawer units, finished in grey, complemented by stylish wooden worktops
- Stunning and large island unit, complete with breakfast bar
- High specification built in appliances, including a ceramic induction hob, double oven, fridge/freezer and dishwasher
- Beautifully tiled floors throughout the kitchen, LED lighting and provision for a wall mounted TV
- Separate utility room fitted with matching range of quality units and work surfaces, glow worm gas boiler, space and plumbing for washing machine
- Impressive living room benefitting from a triple aspect overlooking the mature gardens
- Useful ground floor bedroom- which could also be utilised as a study/office - with a modern ensuite shower room
- Three generously sized bedrooms on the first floor, one of which boasts an ensuite shower room
- A luxury family bathroom with three piece suite



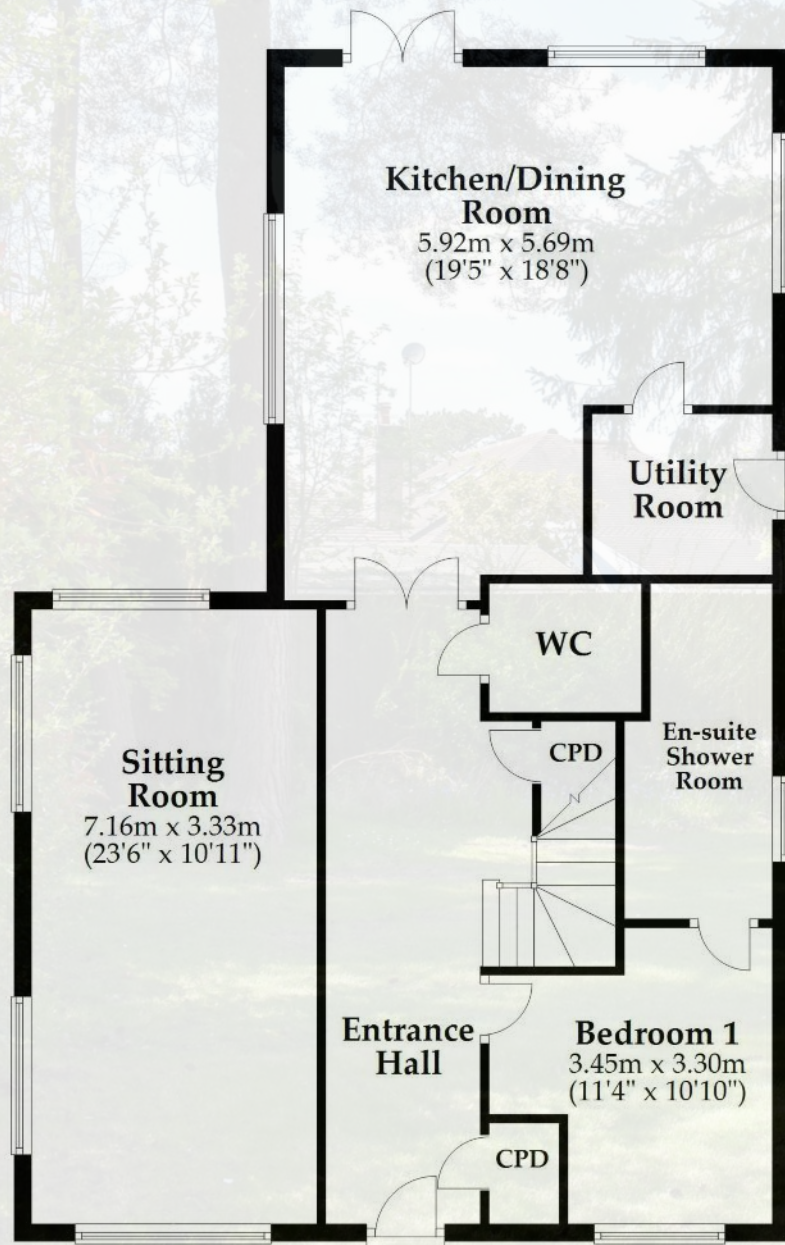
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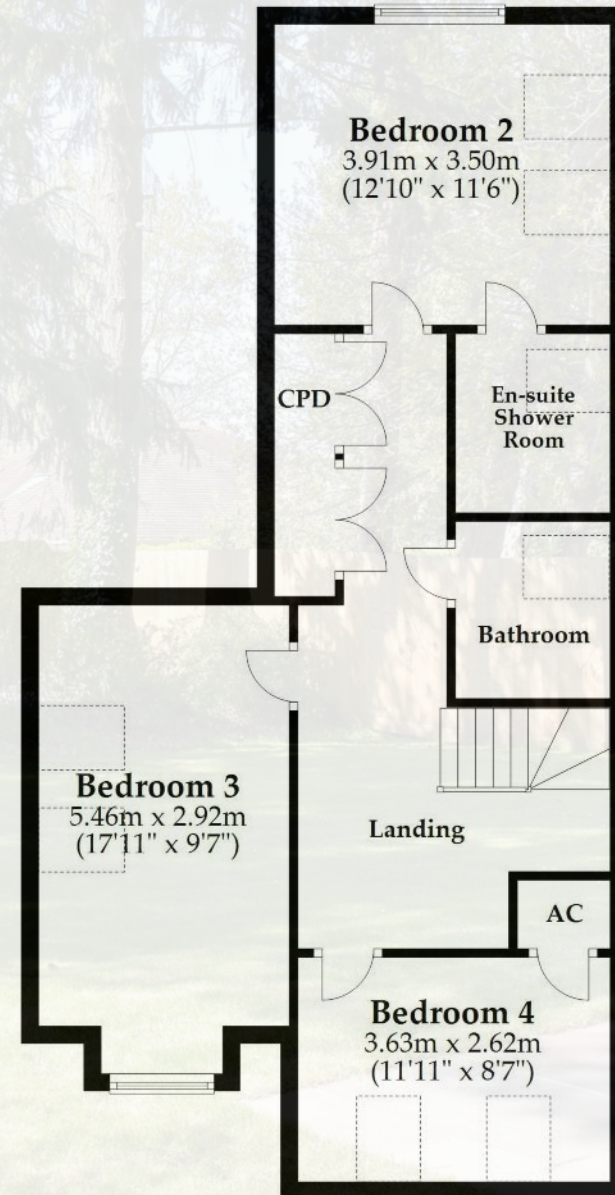
# FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

## Ground Floor



## First Floor









## Services

Energy Performance Rating: B Current: 85 Potential: 93

Council Tax Band: F

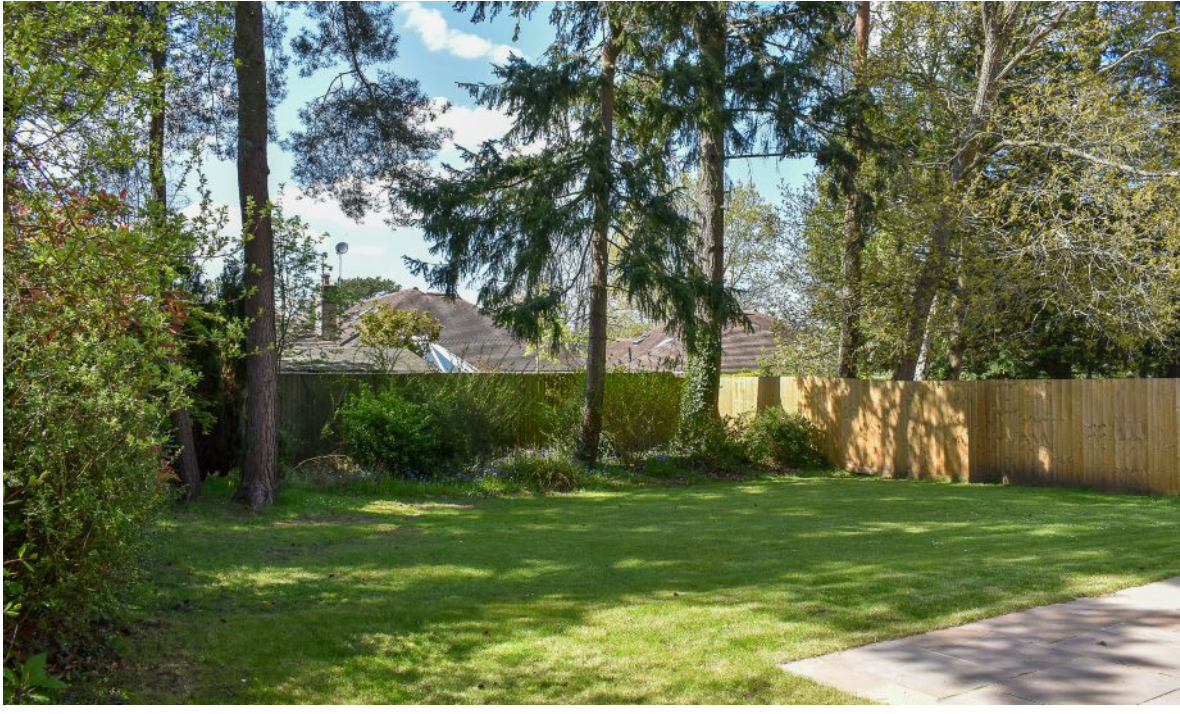
All Mains Connected



## Directions

Exit Ringwood onto the A31 (via roundabout), head east and then come off shortly, signposted Poulner. Turn left at the roundabout and then left again at the T junction taking you over the A31, then right re-joining the A31 heading west. Go past Ringwood until you reach the next roundabout and come off the A31 taking the third exit onto the Horton road. Continue along this road and after about half a mile, turn left opposite Struan Gardens into an unmade lane Ashley Drive North and you will come to the property shortly on your right.





## Grounds & Gardens

A five bar gate leads to a very generous gravelled parking forecourt which leads to a timber double garage, with power and light. There is plenty of off road parking and there is access on both sides of this property to the rear gardens which are predominantly laid to lawn with fenced boundaries with mature shrubs and trees. Adjacent to the rear of the property is an attractive rear terrace.

## The Situation

The property is situated in a sought-after location within the beautiful Ashley Heath, close to the 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 international airports at both Bournemouth and Southampton.

## 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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