



PINE MANOR ROAD *Ashley Heath, Ringwood, BH24 2EZ*

SPENCERS
NEW FOREST





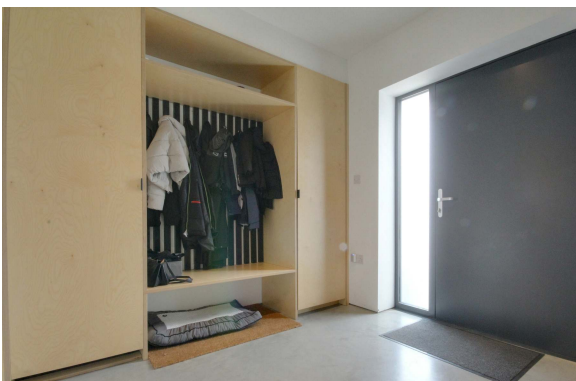
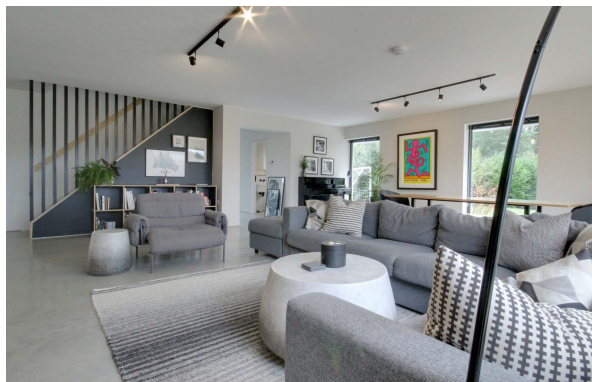
PINE MANOR ROAD

ASHLEY HEATH, RINGWOOD

This spacious, five-bedroom contemporary detached house is set in quiet location in Ashley Heath with stunning views over open woodland. Set at the end of a quiet cul de sac, this beautifully presented property offers stylish design and spacious open plan living along with a large garden and ample parking. This home also benefits from approved planning to build a single story extension with an impressive glazed link along with other potential structural changes.

Scan the QR code for further information on approved planning





The Property

The front door opens to a spacious entrance hall with ample of floor to ceiling built in cupboards for coats and shoes.

The kitchen has a great range of base, wall and drawer units and features a double sink, electric double oven and gas hob, fridge freezer, washing machine, dryer and ample kitchen work surfaces. A single door leads out onto the rear garden.

An impressive open plan lounge/dining room with full width sliding doors offers unrivalled views of the adjoining protected heathland and access onto the raised decking which spans across the rear of the property.

Also on the ground floor are two double bedrooms, one of which is currently used as an office, and a contemporary bathroom suite with toilet, washbasin and walk in shower.

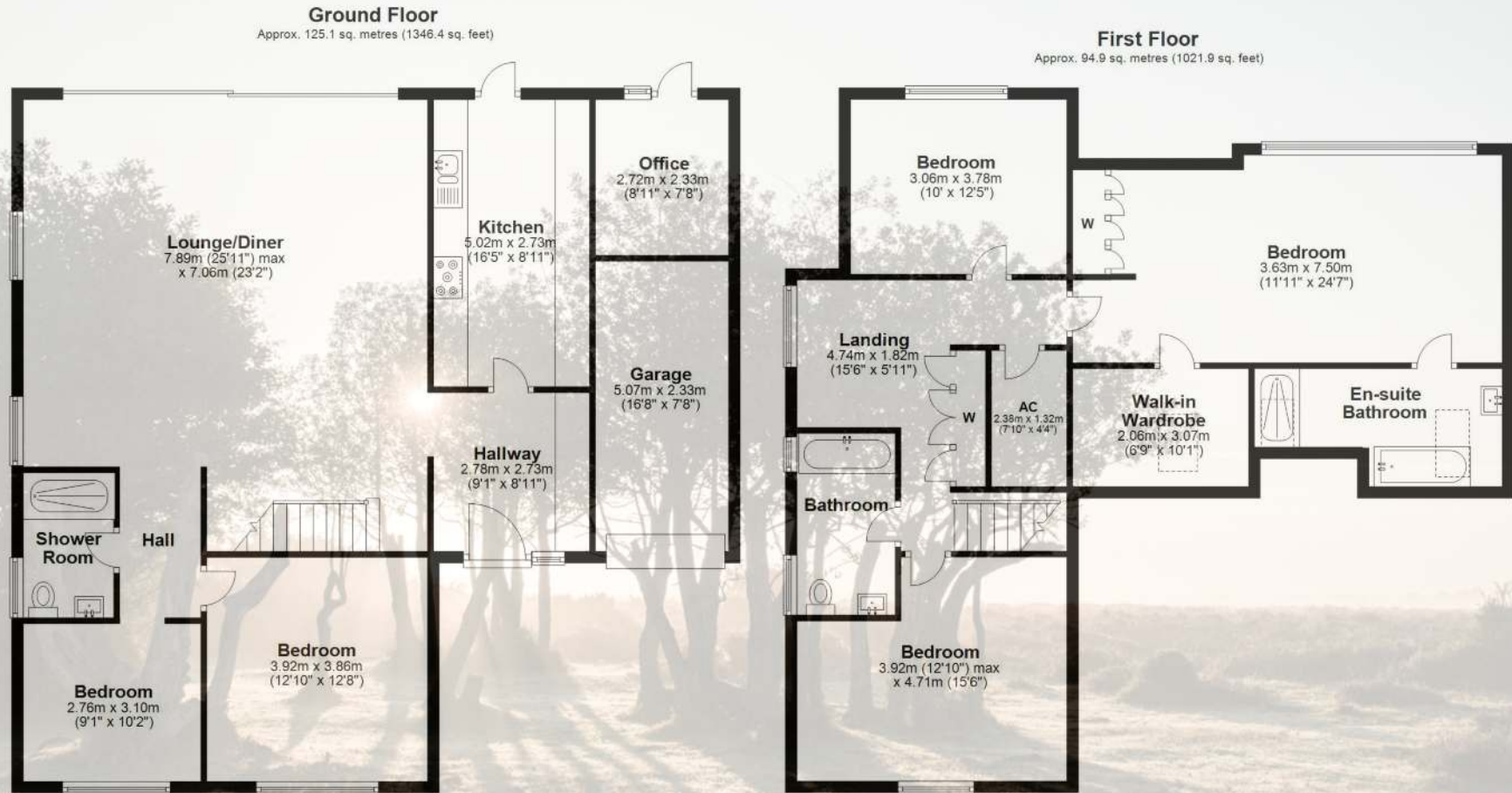
The ground floor features polished concrete flooring with underfloor heating.

The first floor accommodation has a large principal suite with stunning views over the woods to the rear, walk in wardrobe and generous four piece ensuite bathroom.

There are two further double bedrooms, both with pleasant outlooks, a family bathroom and large landing currently used and a children's study area.

A formal study/studio can be accessed via the rear of the property, ideal for home workers.

Floor Plan



Total area: approx. 220.0 sq. metres (2368.3 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

To the front of the property is parking for several cars and a single garage. There is a front lawn which has been beautifully landscaped with a side gate leading to the rear gardens. This property offers an outstanding rear garden which amounts to just under an acre of land, with views over the surrounding heathland. An expansive decking area enjoys the afternoon sun and would be ideal for entertaining/alfresco dining. A large portion of the garden is lawn with the remaining as heathland with winding paths and a quaint bridge over the ditch. The rear boundary is deer fenced with a gate onto heathland which will lead you to the Castleman Trailway.

Additional Information

Tenure: Freehold
Council Tax Band: F
Mains gas, electric, water and drainage
Detached
Standard construction

Energy Performance Rating: E Current: 46D Potential: 84B

Exclusive fibre to the property directly. Ultrafast broadband with speeds of up to 14 Mbps is available at the property.



Directions

Exit Ringwood via the A31 heading west, exit at the Ashley Heath roundabout and take the 3rd exit onto Horton Road. After approximately 1.2 miles, turn left into Forest Edge Drive and take a right onto Pine Manor Road and you will come to the property at the end of the road.

The Situation

The property is situated in a sought-after location within the beautiful 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. 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.

Important Notice

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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com