



Struan Gardens

Ringwood, BH24 2EQ

SPENCERS





The Property

Built by a respected local builder approximately 20 years ago, this beautifully presented 3,500 sq.ft chalet-style home enjoys a prime location backing directly onto the scenic Castleman Trailway and Ringwood Forest.

Located on a sought-after road and accessed via electric wrought iron gates, the property boasts a high-quality finish throughout, including solid oak doors, bespoke fitted furniture and underfloor heating throughout.

A spacious entrance hall leads to elegant reception rooms, including a generous living room with bay window, marble fireplace and access to a vaulted conservatory overlooking the garden. The conservatory flows into a large dining room, also accessed via double doors from the hallway. There is a study, ideal for working from home and stylish cloakroom.

The heart of the home is a stunning kitchen/breakfast room with granite worktops, premium appliances and a spacious dining area. Adjoining the kitchen is a separate utility room with additional appliance space.

The substantial ground floor master bedroom features a bay window, fitted wardrobes and a luxurious en-suite with bath, separate shower and twin vanity units.

Upstairs, three double bedrooms all offer fitted wardrobes and enjoys views over the grounds. A second master bedroom benefits from an en-suite, while bedroom three also includes an en-suite and storage room. Bedroom four is served by a high-quality shower room.



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4

FLOOR PLAN



Total area: approx. 325.3 sq. metres (3501.3 sq. feet)

Plan not to scale and for illustrative purposes only. All spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood







The 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). Bournemouth Airport is just 15 minutes away and offers excellent connections to many European destinations, serving as a convenient gateway for both leisure and business travellers.

Directions

From Ringwood join the A31 heading West, staying in the nearside lanes. At the Ashley Heath roundabout take the 3rd exit onto Horton Road and proceed for approximately 1 mile. Turn right into Straun Gardens and at the fork in the road, turn left. Number 10 can be found on your right hand side.







Gate opening onto the Castleman Trailway



Outside

Outside, the property is approached via double electric gates leading to a generous paved forecourt and an integral double garage with a pitched roof and electric up-and-over door. Side access on both flanks of the property leads to the beautifully landscaped rear garden, which has been designed for ease of maintenance with lawned areas, a paved patio adjoining the conservatory and mature shrub and flower borders.

A real highlight of this property is the direct access from the rear garden to the Castleman Trailway - a well-known track offering extensive walking and cycling routes through picturesque countryside. The path connects directly to Ringwood, Poole, Moors Valley Country Park and Ringwood Forest, providing endless opportunities for walking, cycling and horse riding. It's approximately a 20-minute walk into Ringwood town centre, with scenic views along the way, including stretches beside the beautiful River Avon.

Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Energy Performance Rating: D Current: 67D Potential: 71C
- Mains electricity, water and drainage
- Gas central heating
- Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)
- ADSL Copper-based phone landline
- Mobile Coverage: Variable coverage, please contact your provider for further clarity
- Trees are Protected by a Conservation Order

Important Notice

Spencers 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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