



Hill Way

*Ashley Heath, Ringwood, BH24 2HZ*

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NEW FOREST





## The Property

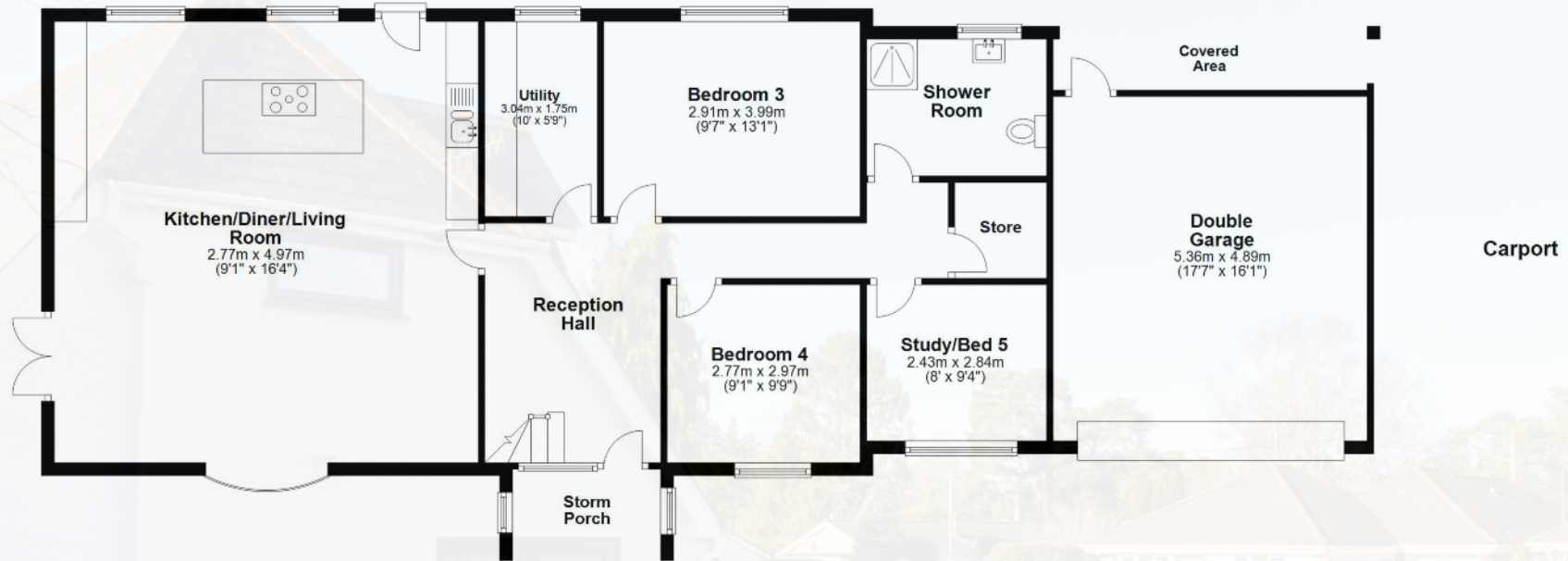
A spacious detached home which has just undergone a comprehensive refurbishment internally and externally, creating a modern, luxury home with a high specification throughout. With many highlights and impressive features, this stunning home comes recommended to view.

- A superb and spacious open plan Kitchen/Dining & Living room with a feature island/breakfast bar. Quality details throughout including integrated appliances such as double oven and wine cooler. With french doors leading out to the main garden
- A welcoming and inviting entrance hall, with vaulted ceiling and attractive flooring
- Generously sized utility room with modern work surfaces and space for appliances
- A spacious double bedroom on the ground floor
- Two further bedrooms on the ground floor, of which one could be utilized as a study/office
- A contemporary shower room with a large walk-in shower
- A double garage with ample storage space
- Sumptuous principal bedroom, complimented by a dressing room/walk-in wardrobe and modern en suite
- Further spacious guest bedroom, again with en-suite

# FLOOR PLAN

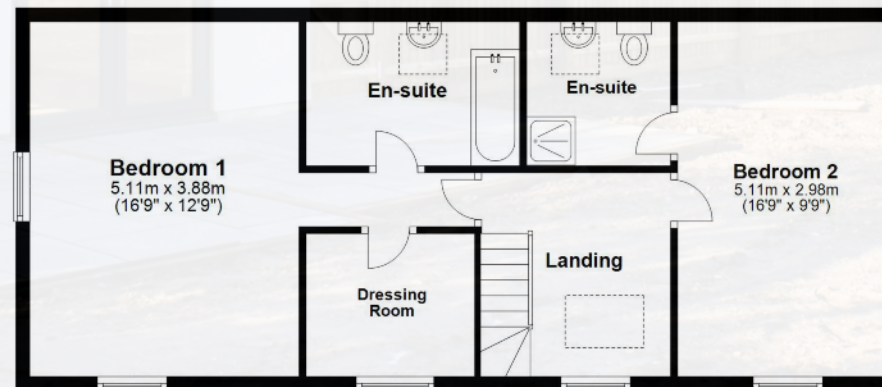
## Ground Floor

Approx. 132.9 sq. metres (1430.1 sq. feet)



## First Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 195.8 sq. metres (2107.2 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.





## 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 and proceed for approximately 2 miles, proceeding onto the Ashley Heath roundabout. Take the third exit to enter the Horton road. Continue for approximately another 1 mile before turning left onto Woolsbridge Road, then proceed before turning left into Hill Way, where the property can be found immediately on your right.

## Services

Energy Performance Rating: C

Council Tax Band: F

All Mains Connected

Available download speeds of up to 74 Mbps (Superfast)



## Grounds & Gardens

- The property is located in a set back, corner position on a generous and level plot
- Featuring a wrap around garden, with the main lawned area to the side of the house
- These grounds are secluded and private, consisting of a new turf lawn, with adjoining substantial patio area - ideal for alfresco dining
- There is a carport aligned with the garage while there is space for multiple vehicles on the drive

## Points Of Interest

As the crow flies...

Ferndown Golf Course	3.8 miles
Moors Valley Country Park	1.4 miles
Salisbury	20 miles
Ringwood	3.5 miles
Moyles Court School	6 miles
Castlepoint Shopping Centre	8.9 miles
Bournemouth	10.9 miles
Christchurch	9.4 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:

42 High Street, Ringwood, Hampshire BH24 1AG  
T: 01425 462600 E: ringwood@spencersnewforest.com

[www.spencersnewforest.com](http://www.spencersnewforest.com)