



22 Ashley Close

Hightown, Ringwood, BH24 1QX

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The Property

A spacious four bedroom detached house, located in a quiet cul-de-sac position in a sought-after area on the edge of the New Forest. Close to the Hightown Lakes, this desirable property which could make a perfect family home, features a double garage and attractive garden to name just a few highlights. The accommodation is both spacious and adaptable to suit the preference of a new owner. A viewing is recommended to appreciate all on offer.

This location is tranquil and just moments from the New Forest, yet is equally a short distance from Ringwood Town Centre making it very convenient also.

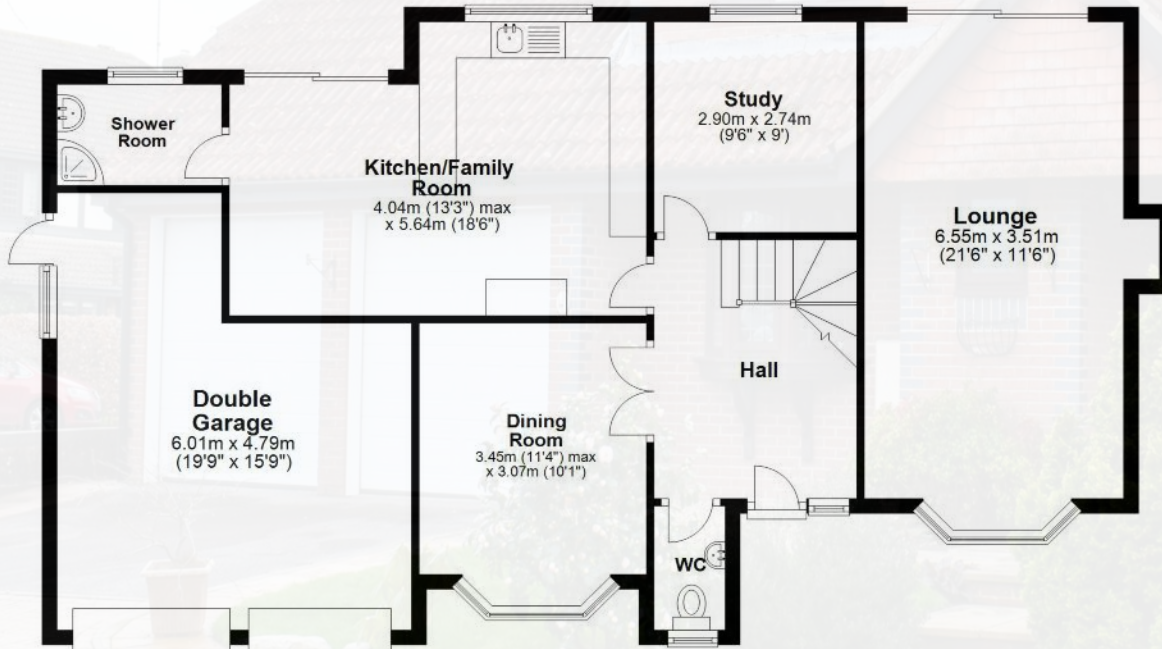
The property is of relatively modern construction, being built approx. 30 years ago. This delightful home is well presented and indeed has been improved in recent years, tastefully, including modern bathrooms and the addition of a superb summerhouse.



FLOOR PLAN

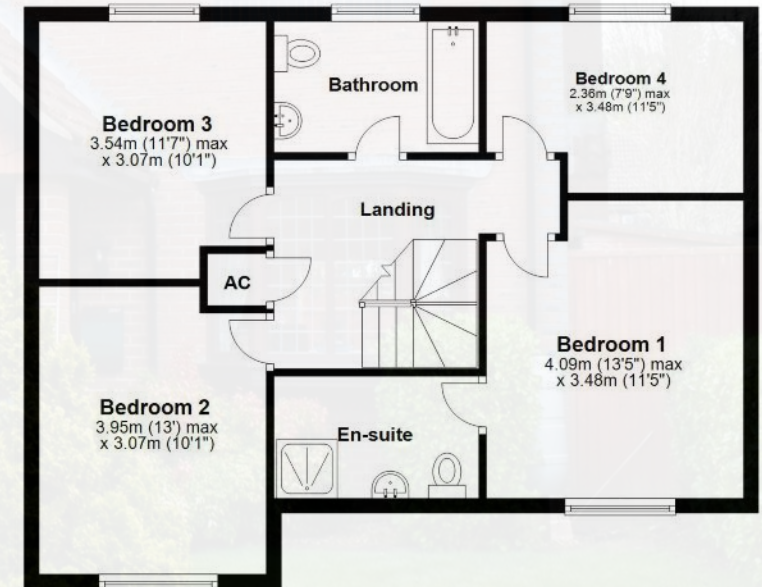
Ground Floor

Approx. 105.0 sq. metres (1130.0 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.4 sq. feet)



Total area: approx. 170.7 sq. metres (1837.4 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.





Directions

From the central Ringwood roundabout, join the A31 heading East towards Southampton. After approximately 1 mile take the exit signposted to Poulner, Hightown & Crow. At the roundabout take the first exit and at the T junction turn right into Southampton Road. Proceed over the flyover and at the roundabout take the first exit. After a short distance turn right into Nouale Lane, and follow to the end. At the T junction turn right onto Hightown Hill, and then immediately left into Forest Lake Avenue. Take the next right and turn into Ashley Close and the property can be found set back from the road on your left.

The Situation

The property is situated within a minutes walk of Hightown Lakes and beautiful open forest – offering thousands of acres of heath and woodland ideal for walking, cycling and riding. Located on the edge of the scenic Avon Valley, the market town of Ringwood is approximately a miles distant, offering a comprehensive range of independent and high street shops, a good variety of restaurants and cafes, in addition two supermarkets, two leisure centres and excellent state and private schools. For commuters, the A31 is easily accessible, providing links to; the M27, leading to Southampton, Winchester and London beyond; and to the A338, leading to the larger coastal towns and beaches of Christchurch, Bournemouth and Poole. There are airports and train stations at both Bournemouth and Southampton, and regular National Express coaches depart from Ringwood to London Victoria, as well as local buses services to neighbouring towns.



Grounds & Gardens

Pleasant, secluded and attractive grounds, the garden is of a generous size and is mainly laid to lawn with a patio area. A recently added summerhouse, which is currently utilized as an art studio and could be ideal for other uses. With a careful attention to detail and receiving much natural light, this could be a gardener's dream. The house is set back from the road, featuring a large driveway as well as additional space to the side of the property.

Services

Energy Performance Rating: TBC

Council Tax Band: F

All Mains Connected



Hightown Lake



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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