



**31 St Ives Park**

*Ashley Heath, Ringwood, BH24 2JX*

**S P E N C E R S**









## The Property

This exquisite, detached, four/five bedroom property is perfectly situated in one of Ashley Heath's most premier roads. This home has been refurbished to exacting standards by the current vendor with high quality fixtures and fittings throughout with a magnificent open plan living and dining room. Outside, there is ample parking along with a single garage and a generous and mature rear garden.

A large rain porch enters through to an exceptionally light and spacious entrance hall leading into;

- An impressive, fully integrated, solid oak kitchen comprising a Falcon oven with 5 ring gas hob and extractor fan over, Quartz worktops, attractive splashback tiles, water softener, a good range of base, wall and drawer units and a large airing cupboard.
- Adjacent to the kitchen, the utility offers further storage and space for white goods with access to the WC, garage and the rear terrace.
- An open plan sitting room/dining area with feature gas fire place with stone surround and two sets of sliding doors providing access onto the south/west facing rear terrace.
- Bedrooms four and five are generous in size and bedroom four benefits from sliding doors onto the terrace.
- A luxury five piece bathroom suite services bedrooms four and five.
- Upstairs, the principal bedroom offers full length fitted wardrobes and an en-suite shower room with Velux windows.
- There is also a separate WC on the 1<sup>st</sup> floor.
- Bedrooms two and three are well proportioned and have ample built in storage space.



4/5



3



2

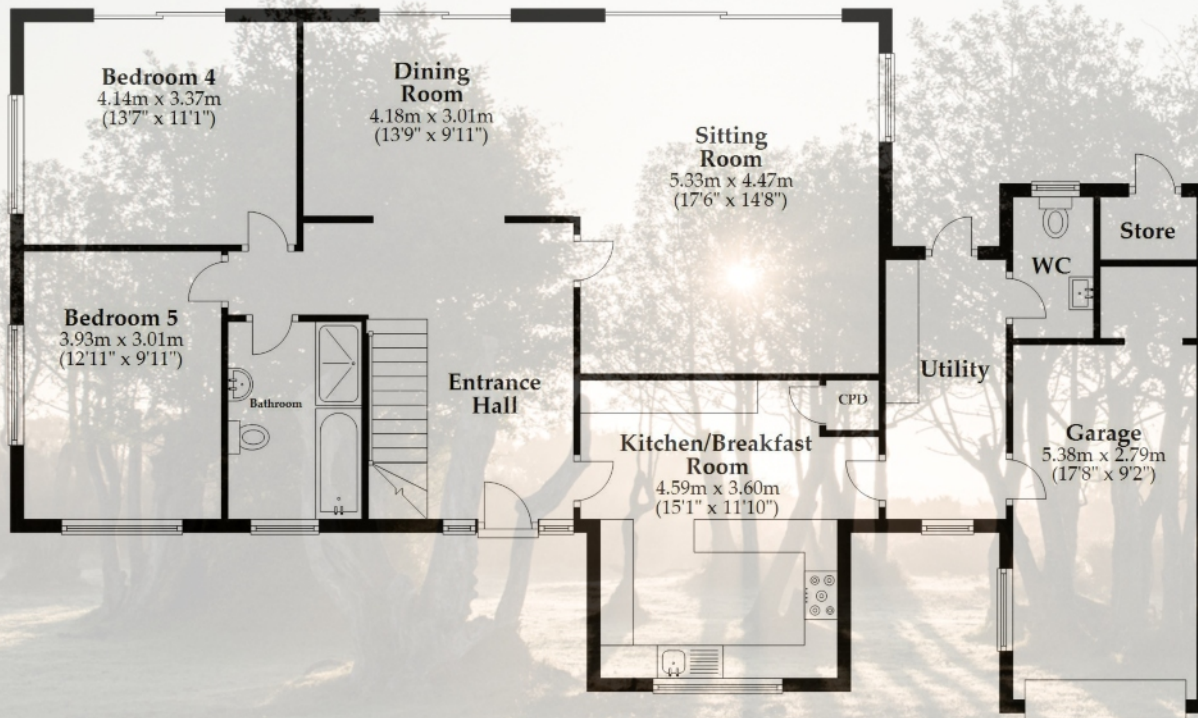


## FLOOR PLAN

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

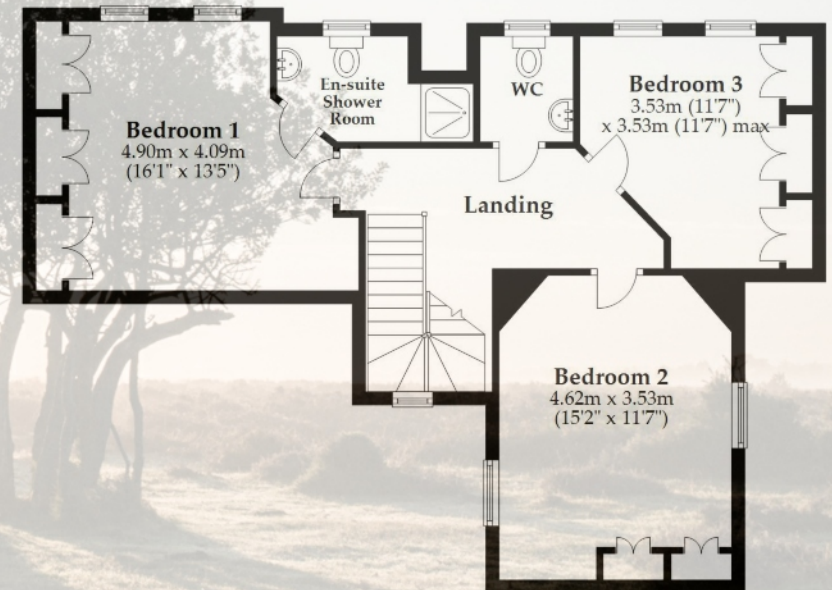
### Ground Floor

Approx. 135.8 sq. metres (1461.3 sq. feet)



### First Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



Total area: approx. 199.5 sq. metres (2147.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood









## Grounds & Gardens

The front of the property has been beautifully landscaped, interspersed with a variety of shrubs and plants. A paved carriage style driveway offers ample parking along with a single garage with a Skandoor electric up and over door.

To the rear of the property, a large, raised terraced area spans across the back of the property offering a great entertainment space and seating area with two Pagoda Gazebos. The rear garden is private, surrounded by mature hedging with the rest of the garden mainly laid to lawn with filled flower beds, a summer house, green house and fish pond with filter.

## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 68D Potential: 84B

Property construction: Standard construction

Mains gas, electric and water

Superfast broadband with speeds of up to 38 Mbps is available at the property.

Mobile - Limited connection via 4G

## Extra Services

Septic Tank

19 Solar Panels which currently cover the electricity bills

Ring Doorbell Security System







## Directions

From Ringwood join the A31 heading west, at the Ashley Heath roundabout take the 3rd exit onto Horton Road. Shortly after, take the 3rd left turning into St Ives Park, follow the road straight for approximately 500 metres, around the bend and you will find the property on your left-hand side.

## The Situation

The property is situated in a sought after road within 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. The superb and well regarded St Ives Nursery and Primary School is within walking distance, and the local convenience shop and bus stop are located nearby. 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





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