



Ashley Heath, Ringwood, BH24 2JR

SPENCERS
NEW FOREST





A beautifully appointed, detached residence which occupies a private position of a cul-de-sac, in one of the Ashley Heath's most sought-after roads. This impressive home, of approximately 3800 sqft, comprises a contemporary, open plan kitchen/dining/family room, five well-proportioned bedrooms as well as an attractive rear garden, with a southerly aspect, on a plot of 0.6 acres.



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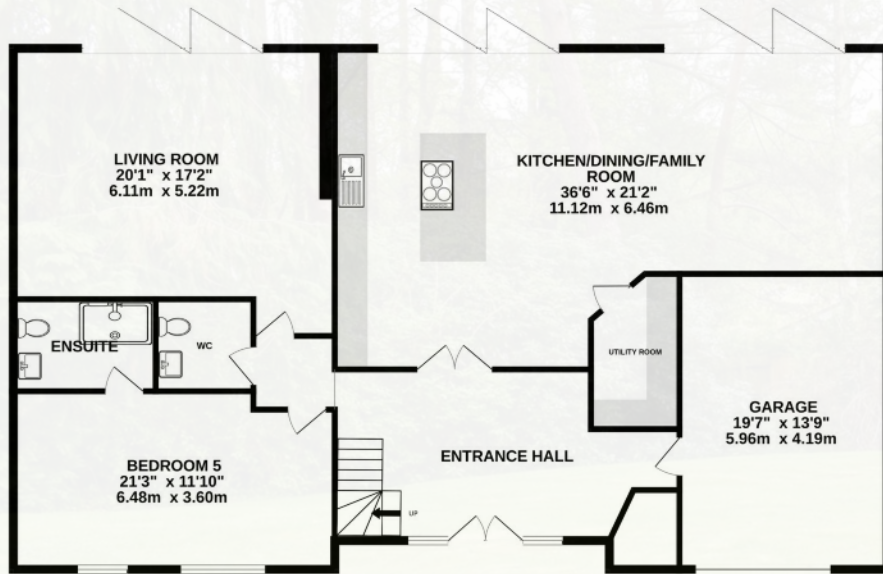
The Property

- A large and welcoming entrance hall with skylights above and marble effect tiled flooring throughout the majority ground floor accommodation
- Double doors lead through into a most impressive kitchen/diner/family room with two sets of bi-fold doors leading out onto the rear patio as well as a feature skylight
- A fully integrated kitchen with a good range of base, wall and draw units complemented by high quality Corean work surfaces, recess lighting and Neff appliances throughout, a hot tap and a feature island with ample storage beneath and an integrated wine cooler
- Adjacent, a useful utility room provides additional storage and space for white goods
- Bright and airy living room with bi-folding patio doors enjoying views over the private gardens
- One of the five generous double bedrooms is situated on ground floor level, serviced by a modern three piece en suite
- A solid oak staircase leads up to four further bedrooms, bedrooms one and two benefit from impressive floor to ceiling windows with a beautiful outlook over the rear gardens as well as both being serviced by contemporary three-piece suites
- An impressive four piece suite/wet room facilitates bedrooms three and four

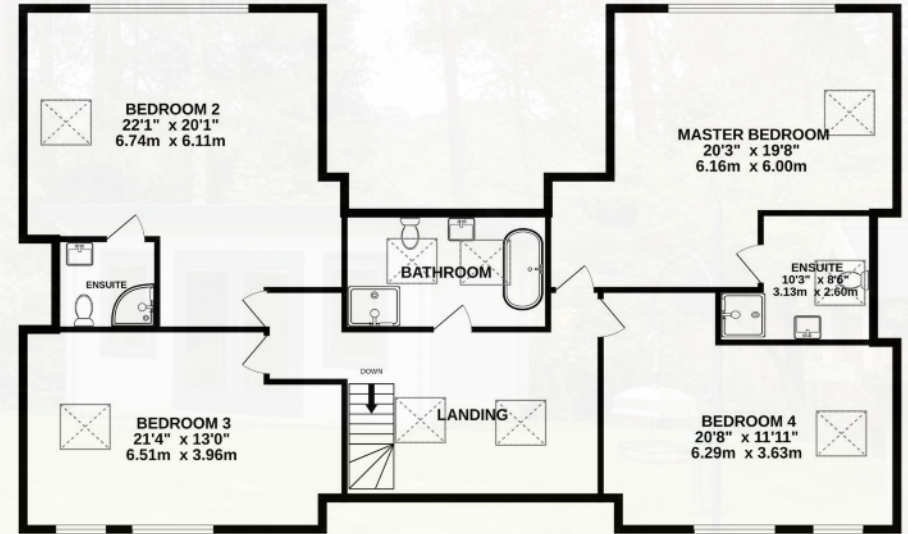


FLOOR PLAN

GROUND FLOOR
2024 sq.ft. (188.0 sq.m.) approx.



1ST FLOOR
1759 sq.ft. (163.4 sq.m.) approx.



TOTAL FLOOR AREA : 3782 sq.ft. (351.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Grounds & Gardens

- Outside, the property is approached through a five bar gate onto a large, gravelled parking area.
- An integral garage with electric door and side access onto the garden
- Two summer houses sit centrally in the rear garden, one having a separate Wi-Fi connection and both with electricity connected
- The garden is mainly laid to lawn with a pretty, woodland style path surrounded by a range of trees, flowers and shrubs
- A large, slate paved patio, perfect for alfresco dining and entertaining with a southerly aspect



Directions

Exit Ringwood along the A31 heading west, continue until you reach the Woolsbridge roundabout and then turn right into Woolsbridge road. Continue along this road and turn right into Sandy Lane continue along this road and take the third exit on your left into Ashley Drive South, continue around the bend and you will come to the property on your right.

Services

All mains connected

Water Softener & under floor heating throughout the ground floor

EPC: B

Council Tax Band: F



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.

As The Crow Flies....

St Ives Nursery & Primary School	0.4 miles
Moors Valley Country Park	2.5 miles
Ferndown Golf Course	3.2 miles
Ringwood Town	4.3 miles
Ringwood School & Sixth Form	4.7 miles
David Lloyd	5.3 miles
Bournemouth Airport	6.4 miles
Bournemouth Hospital	6.4 miles
Mudford Quay	12.7 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:

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