

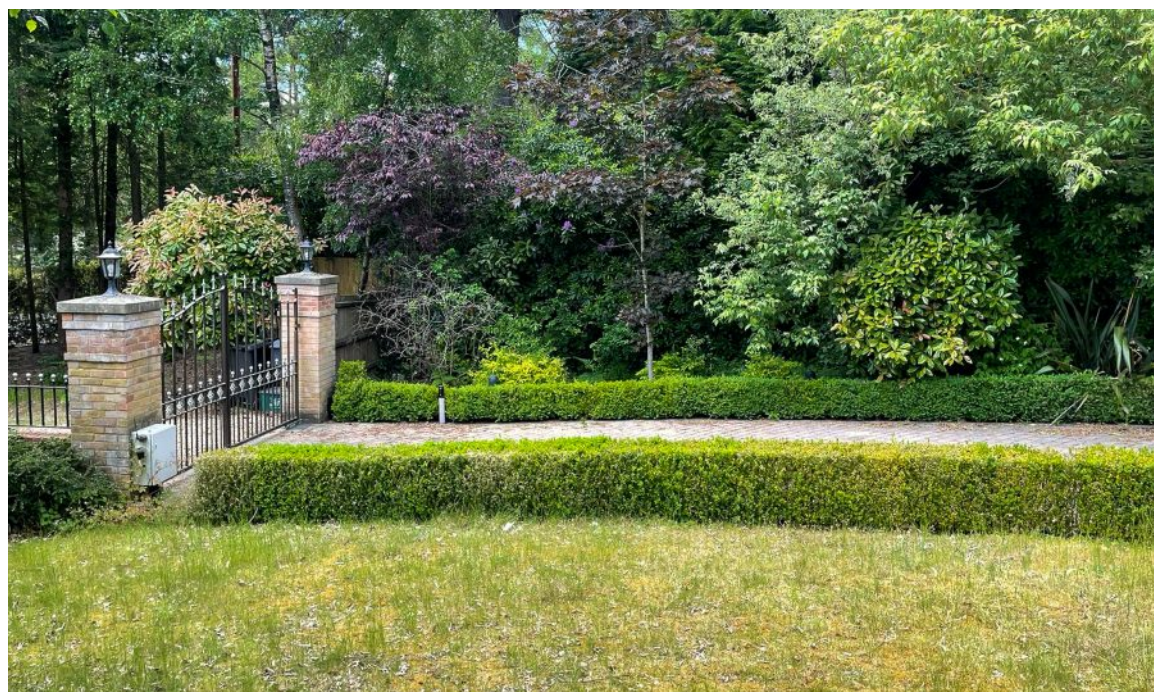


St Ives Park

Ashley Heath, Ringwood, BH24 2JX

SPENCERS
NEW FOREST





A stunning four-bedroom, three reception room detached chalet style house, which is located in a desirable residential area with attractive private gardens.

Built by Fox Homes, this home features a large kitchen/breakfast room and an orangery with lovely views of the surrounding gardens.

This impressive 3400 sqft home is offered with vacant possession.



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The Property

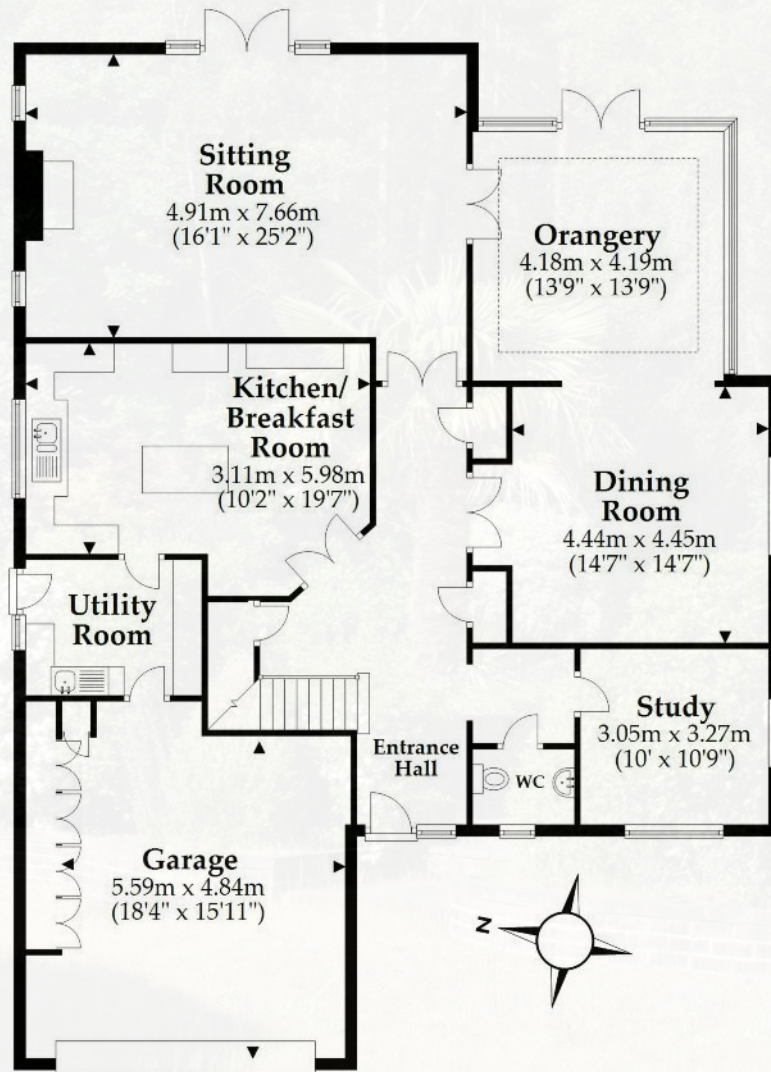
- A spacious entrance hall with vaulted ceiling with inner lobby leading to the cloakroom and study
- Impressive kitchen/breakfast room with an excellent range of built in base, wall and drawer units and central island unit all with granite worktops over
- Built in appliances feature a Stoves range style cooker with extractor over and an additional microwave
- Space for breakfast table and chairs and a separate utility room with space and plumbing for washing machine and drier , door into double garage
- Living room benefits from a triple aspect featuring a fireplace and casement doors leading to the adjacent orangery with superb aspect over the gardens
- The dining room is open plan to the orangery creating an impressive room
- The second floor features a part galleried landing leading to four first floor bedrooms
- The master bedroom features an excellent range of built in bedroom furniture and a superb en suite with a modern four piece suite
- The guest bedroom has a good range of built in wardrobes and a modern and stylish en suite with shower
- Two further bedrooms one of which has built in wardrobes and a modern family bathroom with four piece suite including a panelled bath



FLOOR PLAN

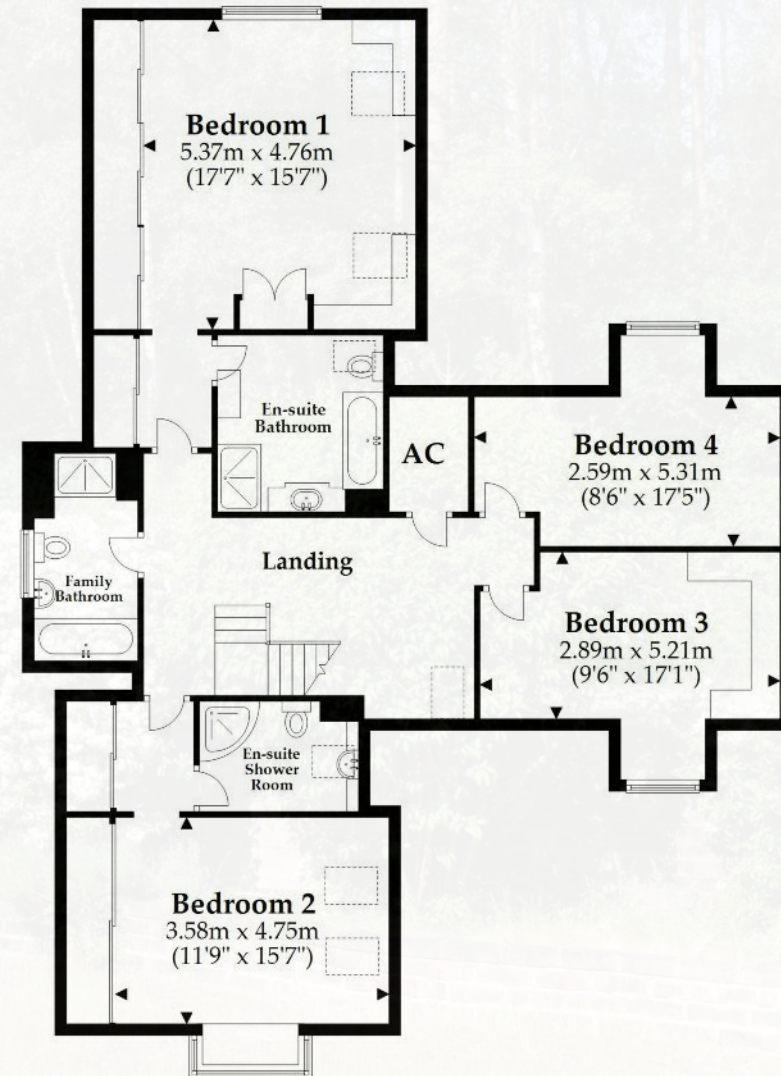
Ground Floor

Approx. 182.8 sq. metres (1967.7 sq. feet)



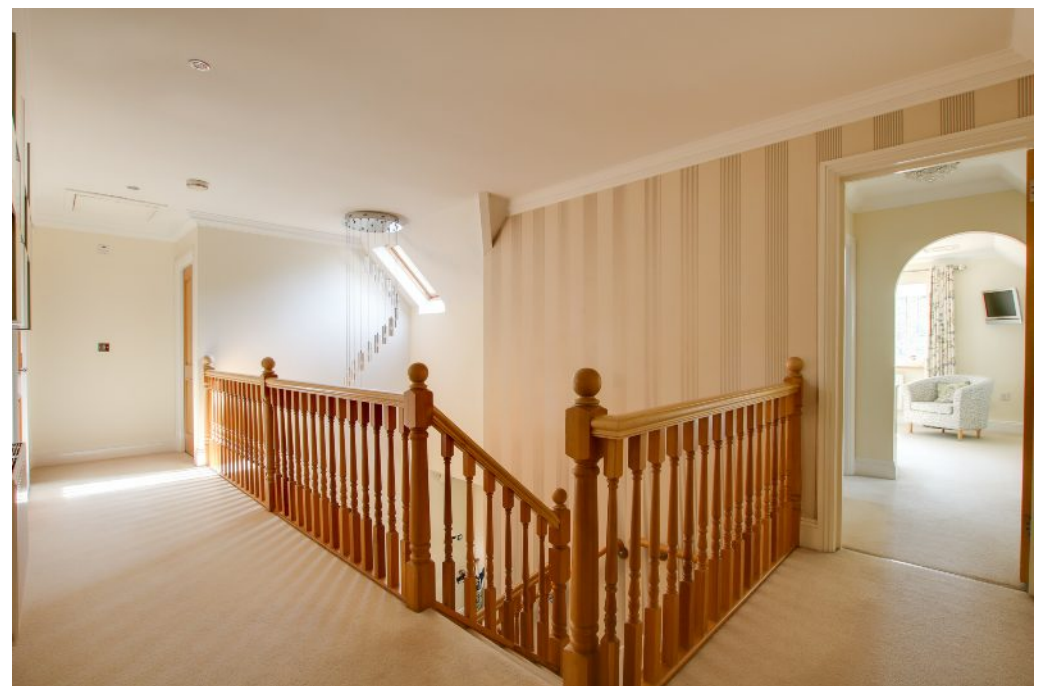
First Floor

Approx. 138.6 sq. metres (1491.6 sq. feet)



Total area: approx. 321.4 sq. metres (3459.3 sq. feet)

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







Grounds & Gardens

- Outside, the property is approached through grand electric gates onto a large, sweeping, paved parking area.
- An integral garage with electric door and access through the utility room
- The garden is mainly laid to lawn surrounded by a range of trees, flowers and shrubs
- A large, paved patio, perfect for alfresco dining and entertaining connects to the rear of the property
- To the back of the garden there is also a two tiered patio, perfect for catching sun at all times of the day



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.



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, take the next turning on your left and follow the road where you will find the property on your left-hand side.

Points Of Interest

As the crow flies...

Ringwood School and 6th Form	2.1 miles
Ringwood Town Centre	1.7 miles
David Lloyd	2.6 miles
Moors Valley Country Park	2.9 miles
Ferndown Golf Course	5.6 miles
Bournemouth Airport	5.7 miles
Bournemouth Hospital	8.7 miles
Mudford Quay	11.6 miles

Services

All mains connected

EPC: C Current: 76 Potential: 80

Council Tax Band: G

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 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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