



**St Ives Park**

*Ashley Heath, Ringwood, BH24 2JY*

**SPENCERS**  
NEW FOREST









*Situated on a beautiful private plot in excess of 1/3rd acre, sits this impressive 4 bedroom, 3 bathroom detached bungalow which is benefitting from being presented in immaculate condition throughout and provides a flexible layout that could suit multi-generational living.*



*Perfectly situated in one of Ashley Heath's most premier roads, this is an opportunity not to be missed.*



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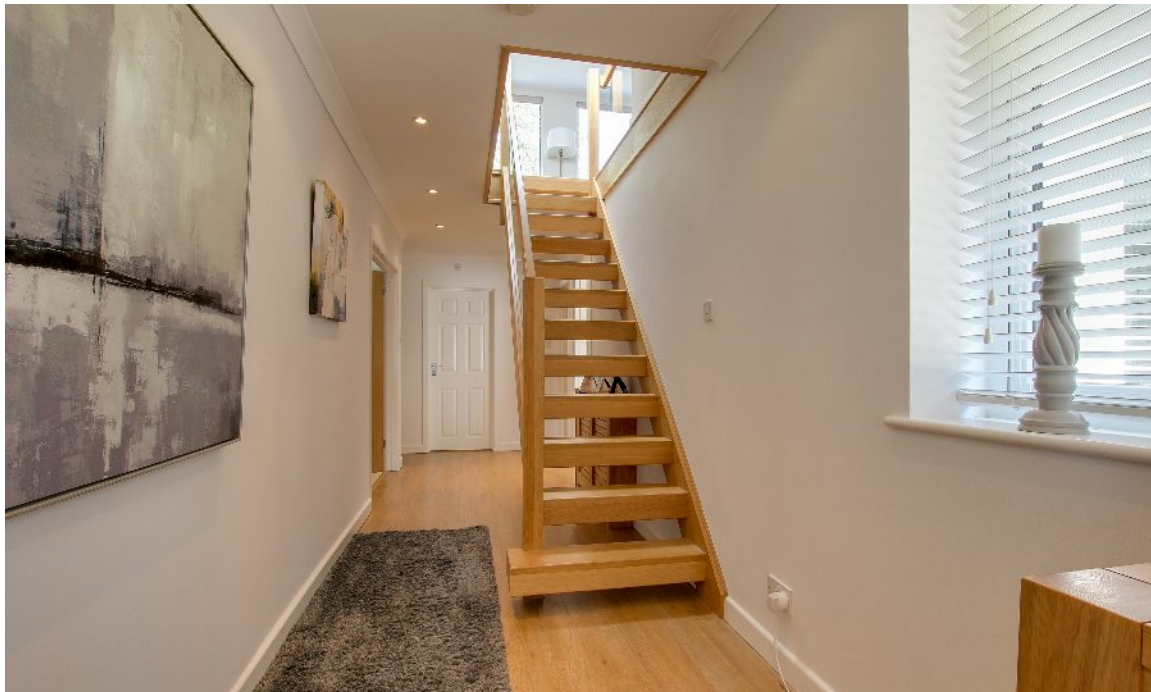












## The Property

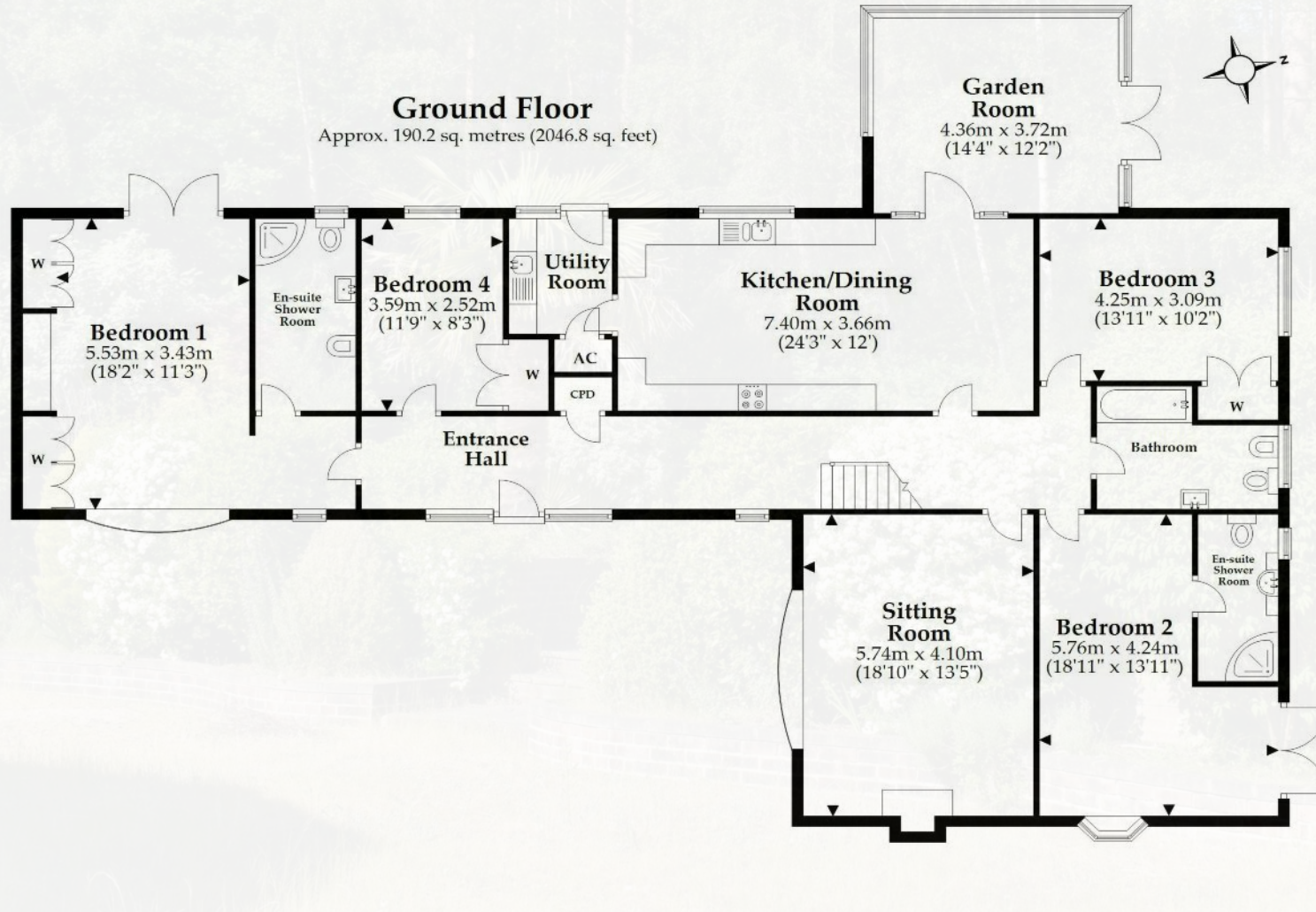
A large sweeping carriage driveway provides off road parking for several vehicles and leads to canopy fronted entrance porch, leading into:-

- A spacious entrance hallway with oak flooring through, providing access too;
- The premier bedroom suite with a recessed en-suite bathroom, French doors leading to the rear decking as well as ample space for fitted wardrobes
- Bedroom 4 / study, complimented by a glorious outlook over the rear garden
- Large hallway cupboard
- Glass panelled double oak doors leading into a luxurious kitchen, breakfast, diner that incorporates Neff appliances and integral dishwashers and fridge freezer. The kitchen area leads through to a spacious utility room which provides space for washing machines and tumble driers and houses the gas fired boiler
- The utility room has a door leaving onto the rear decked area. The kitchen is tiled throughout and to the opposing end, there is dining area with space for a table to seat 6/8
- Further leading from the kitchen is a well appointed garden room that offers private and panoramic views of the garden and woodland beyond

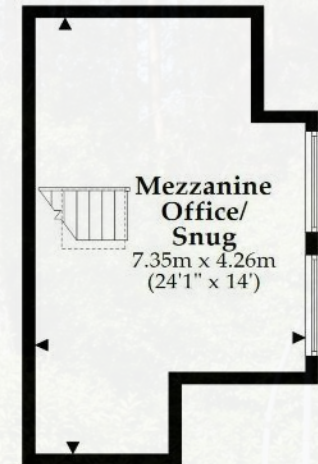




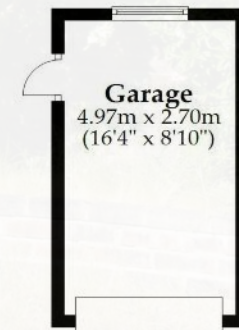
FLOOR PLAN



**First Floor**  
Approx. 26.8 sq. metres (288.5 sq. feet)



**Garage**  
Approx. 13.4 sq. metres (144.4 sq. feet)



Total area: approx. 230.4 sq. metres (2479.8 sq. feet)

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









## The Property Continued ...

- The main hallway then provides access to a large sitting room that is so naturally bright and airy and has two focal points in that of a wood burning stove and bay window.
- The second bedroom is also a tremendous suite, offering its own external entrance via French doors, making ideal multi-generational accommodation with the benefit of a snug area and en suite bathroom
- The family bathroom with a modern, fully tiled 4 piece suite
- Third bedroom with large fitted wardrobe and side views of the decking and hedging
- Upstairs, there is the benefit of a focal point oak and glass staircase lead to a mezzanine room with a velux and dormer windows, flooding light into the space that could be used as the idea office or secondary snug.







## 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 right-hand side.



## Grounds & Gardens

Outside, the property is equally as splendid as inside, benefitting from a stunning laid to lawn garden enclosed by woodland and mature beds.

The rear of the property enjoys a terraced decked area that wraps around the property to both sides.

To the front of the property there is an exquisite carriage driveway, screened by mature hedging and a semi circular lawn with focal point trees.





## 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.



## Services

All mains connected  
EPC: C  
Council Tax Band: F

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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