

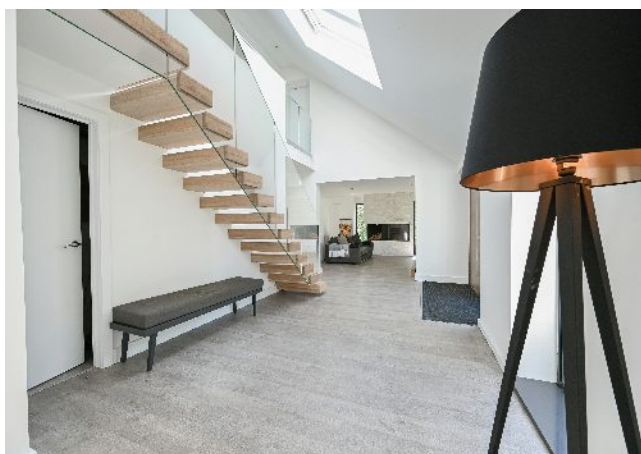


Struan Gardens

Ashley Heath, Ringwood, BH24 2EQ

SPENCERS





Struan Gardens

Ashley Heath • Ringwood

Nestled in the heart of Ashley Heath and moments from the scenic Castleman Trailway, this stunning five-bedroom home offers the perfect blend of modern luxury and tranquil surroundings.

Recently refurbished throughout to an exceptional standard, the property boasts open-plan living spaces that are both stylish and functional, ideal for contemporary family life. Set on a generous south facing plot, it enjoys a high degree of privacy and has ample parking.



6



1



4





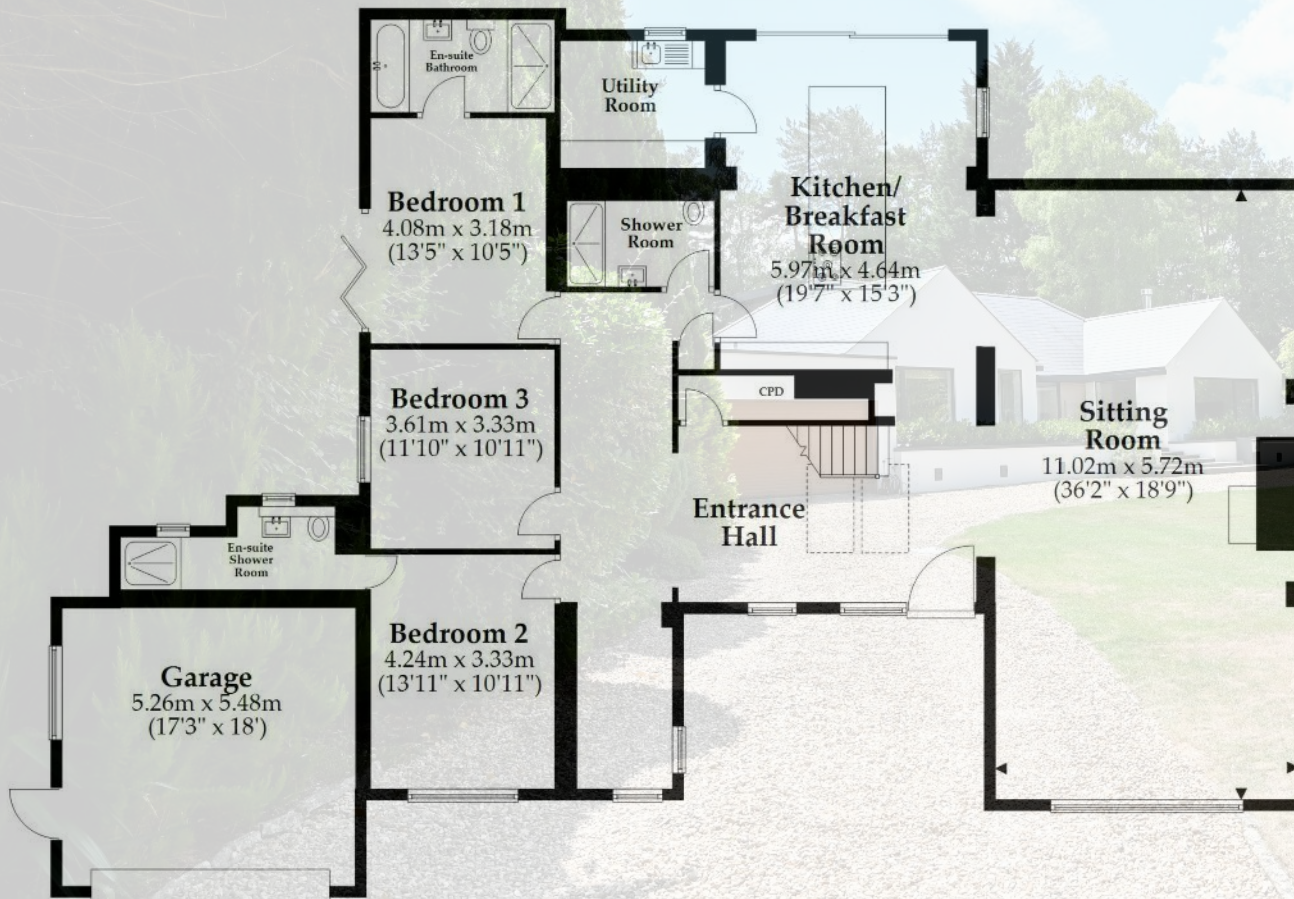
The Property

- Upon entering, you are welcomed into a bright, open entrance hall with striking floating stairs and sleek hard flooring that continues throughout the home.
- A spacious open-plan kitchen, dining and lounge area, with bi-fold doors opens onto the rear terrace.
- The generous lounge features a log burner set against a white Quartz brick surround, complete with a recessed area for log storage.
- There's ample room for a large formal dining table, perfectly positioned to enjoy views over the south facing rear garden.
- The contemporary kitchen is fully equipped with integrated AEG appliances, including a microwave, oven, grill, warming drawer, five-ring gas hob with recessed extractor fan over and a large fridge freezer and a built-in wine cooler. Sleek work surfaces, ample storage, and recessed LED lighting under the cupboards and in the ceiling enhance both style and functionality. Bifold doors open directly onto the terrace, creating a seamless flow between indoor and outdoor living.
- A utility room provides further storage and space for white goods.
- Spacious principal bedroom featuring a stylish three piece en suite with a walk-in shower.
- The second downstairs bedroom is currently utilised as dressing room, but could be reverted back to a good sized double bedroom.
- A well-appointed guest bedroom featuring bifold doors that open onto a private side patio, complemented by a generous four piece en suite.
- A further family bathroom with large walk-in shower.
- Upstairs comprises three large bedrooms with ample storage and a contemporary three piece shower room with a large vanity cupboard.
- To help illustrate the finished staircase, we have included a CGI image showcasing how they will look once fully fitted.

FLOOR PLAN

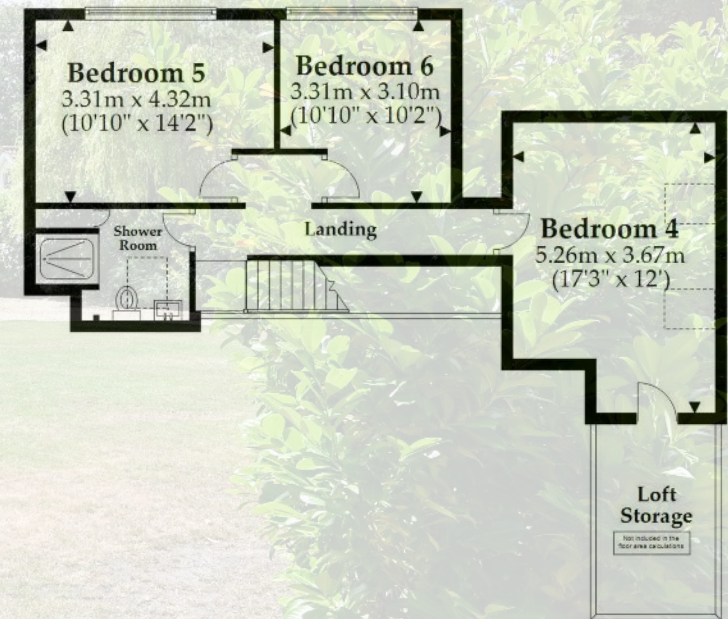
Ground Floor

Approx. 228.6 sq. metres (2460.9 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 282.1 sq. metres (3036.5 sq. feet)

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





Additional Information

- Energy Performance Rating: C Current: 71 Potential: 76
- Council Tax Band: F
- Tenure: Freehold
- Mains connection to water, electricity and drainage
- Gas central heating
- Water softener system
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)
- FTTC Fibre-optic cable to the cabinet, then to the property
- Variable mobile coverage





Grounds and Gardens

The property is approached via a charming carriage style gravel driveway, complemented by a neat lawn and raised beds that frame the steps leading up to the front door. A one and a half garage with an electric door provides secure parking and additional storage. To the rear, the generous south facing garden is mainly laid to lawn and bordered by mature hedges, offering excellent privacy. A large terraced area, partially raised and extending to one side of the house, creates a peaceful and versatile space, ideal for outdoor entertaining or relaxing. Two garden sheds further enhance the practicality of this beautifully landscaped plot.

The Local Area

The property is situated 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.





For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.co.uk