



Struan Gardens

*Ashley Heath, Ringwood, BH24 2EQ*

SPENCERS  
NEW FOREST







## The Property

Spencers of Ringwood are pleased to offer this immaculate and well-appointed chalet style home, which backs on to the Castleman Trailway and beautiful Ringwood Forest, located in one of the most prestigious roads in Ashley Heath. This modern home boasts spacious living accommodation throughout, including; a high quality fitted kitchen/breakfast room with Corian work tops and fitted appliances, three reception rooms, and four bedrooms (three of which are en-suite). Further benefits include oak/glass internal doors, underfloor heating, attractive well-kept gardens and a good sized parking forecourt with double garage.

An impressive reception hall gives access to all living accommodation, and two of the four bedrooms which are located on the ground floor. There is also access to a useful ground floor shower room, with modern sanitary ware. There are three spacious reception rooms; the sitting room with French doors leads onto the rear terrace.

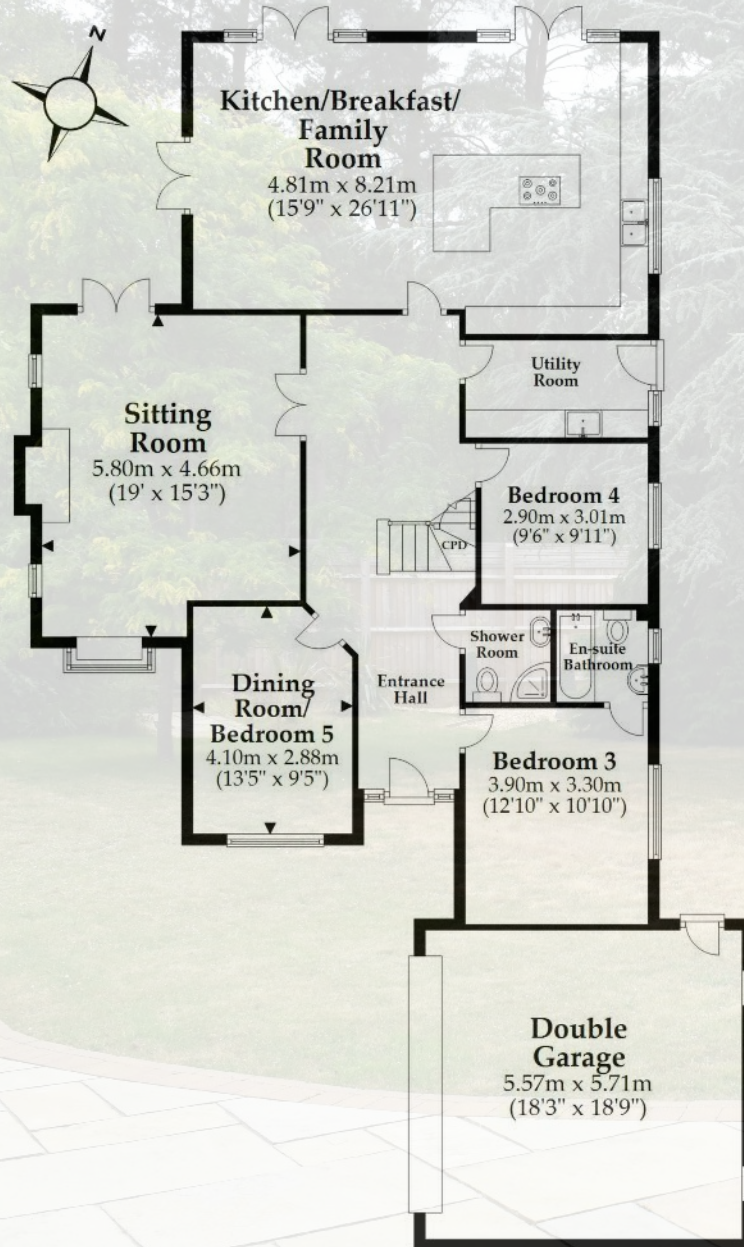
To the rear of the property is a simply magnificent kitchen / family room comprising a bespoke build L shape kitchen with a feature island incorporating an induction hob and breakfast bar. The work surfaces are the elegant Corian with a unique swirling pattern. The kitchen incorporated a fitted French style fridge freezer, double oven, dishwasher, wine fridge and 5 ring induction hob with ceiling mounted extractor hood. The remainder of the space is fitted with modern flooring and twin French doors providing access onto the rear patio and garden beyond. Bedrooms three and four are located on the ground floor; bedroom three comprising an en-suite shower room, and bedroom four having use of the adjacent shower room. The spacious first floor galleried landing provides useful additional space and is currently used as a study area. To the first floor are two further bedrooms; the principal bedroom featuring an attractive Juliette balcony overlooking the private gardens, and comprising a stylish, sizeable en-suite bathroom with modern suite, including a double shower, WC and elegant hand basin. Opposite is a walk in dressing room with fitted units. The guest bedroom includes fitted wardrobes and has the benefit of a contemporary en-suite shower room.



## FLOOR PLAN

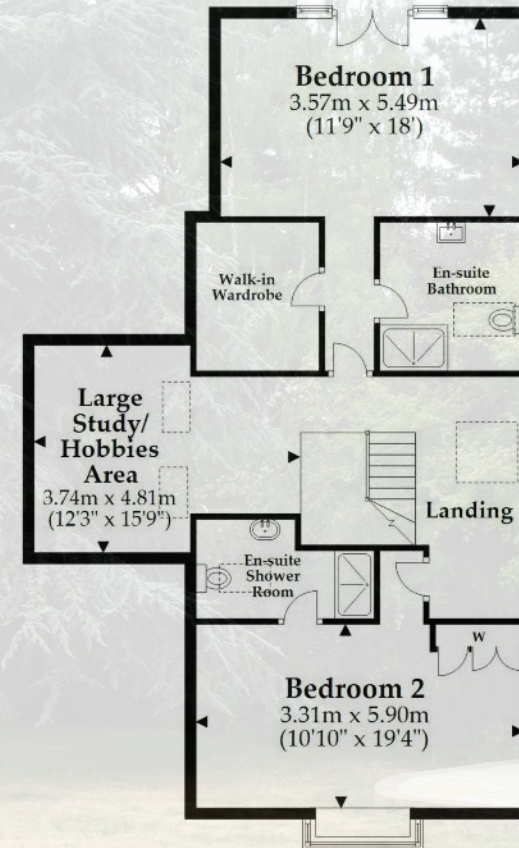
### Ground Floor

Main area: approx. 136.8 sq. metres (1472.8 sq. feet)  
Plus garages, approx. 31.8 sq. metres (342.3 sq. feet)



### First Floor

Approx. 93.9 sq. metres (1011.0 sq. feet)



Main area: Approx. 230.8 sq. metres (2483.8 sq. feet)  
Plus garages, approx. 31.8 sq. metres (342.3 sq. feet)

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







## Situation

Situated in Ashley Heath, this attractive home is just moments away from the beautiful Moors Valley Country Park, set in acres of natural heath and woodland incorporating a adventure playground, trail, and golf course and offering an idyllic setting for a range of outdoor pursuits such as cycling. The market town of Ringwood is just a couple of miles away offering a comprehensive range of shops, cafes and restaurants as well as two leisure centres. For the commuter the A31 is easily accessible, providing links to; the A338 for Bournemouth and Christchurch (approx. 8 miles south), and to Salisbury (approx. 18 miles north); and the M27 for Southampton (approx. 18 miles east).

## Directions

Exit Ringwood along the A31 heading west; at the Ashley Heath roundabout take the third onto Horton Road. Continue along the Horton Road for approximately half a mile, and take the third right hand turn into Struan Gardens. Proceed along this road and turn into the left cul-de-sac and the property will be found on your right.



## Services

Energy Performance Rating: C Current: 75 Potential: 84  
Council Tax Band: F  
All Mains Connected  
Available download speeds of up to 80Mbps (Superfast)  
Under floor heating ground floor





## Grounds & Gardens

To the front of the property, a twin opening set of wrought iron electric gates, open inwardly onto a large and spacious block paved forecourt, and leads to the attached double garage, with electric remote-controlled door, power, light and personal door to the side. There are mature hedges to the boundaries, and gates at either side of the property lead to the rear garden. The gardens have been well maintained, and are mainly laid to lawn, with an attractive terrace with a quaint summer house which is situated to the side of the garden with power connected. There are a variety of flowering plants and shrubs to the boundaries, with mature hedging and trees providing seclusion. The garden space benefits from direct access onto the infamous Castleman Trailway. A gate to the rear boundary gives access to the Castleman Trailway, which leads to the Ringwood Forest, ideal for dog walking and cycling.

## 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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