



Ashley Drive South

*Ashley Heath, Ringwood, BH24 2JP*

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## The Property

A well-presented, four bedroom chalet bungalow located in a quiet position in Ashley Heath. The property has undergone tasteful refurbishments and improvements in recent years and features great attention to detail throughout. This wonderful home is both spacious and bright and benefits from versatile accommodation.

This detached residence has many highlights indeed. Here are just a few and a viewing is recommended to appreciate all on offer:

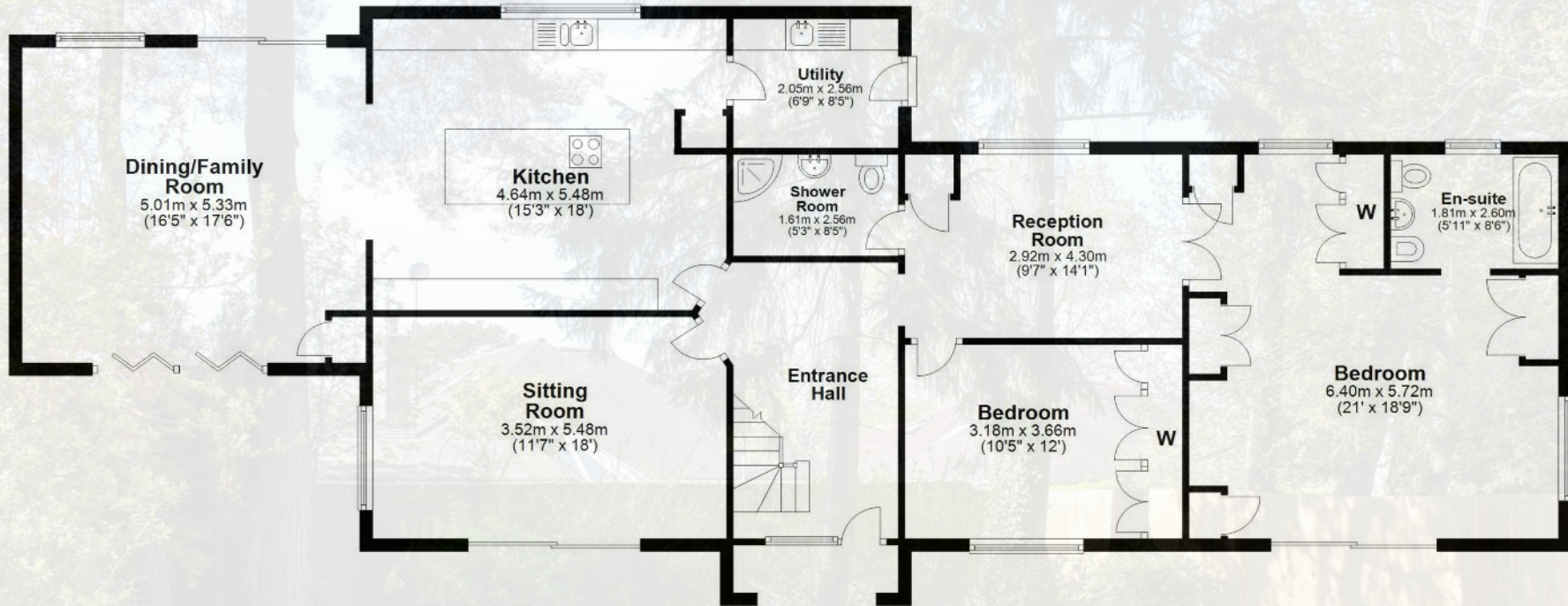
- Flexible accommodation with the added appeal of being ideal for an annexe
- Striking dining/family room with access to outside space galore which is mainly paved with an area of raised decking
- A modern, high specification kitchen with feature island/breakfast bar. There are quality fittings and details on show, such as a 'Franke' boiling tap, induction hob as well as NEFF & Bosch integrated appliances, while the log burner provides a cozy feel to the dining/living area which enjoys a pleasant aspect to the front and rear of the property
- Engineered oak flooring and contemporary tiling
- A light and spacious sitting room has sliding doors onto the raised terraced area to the front of the property
- A substantial principal bedroom on the ground floor, which with the separate entrance, en suite and dressing area. You also have the added benefit of a private decking area to sit and enjoy a morning coffee
- Three further bedrooms are generous in size and are serviced by two attractive, three piece family suites
- The property shines throughout and really does tick many boxes. It is a welcoming home and could suit many demographics due to it's layout and potential.



# FLOOR PLAN

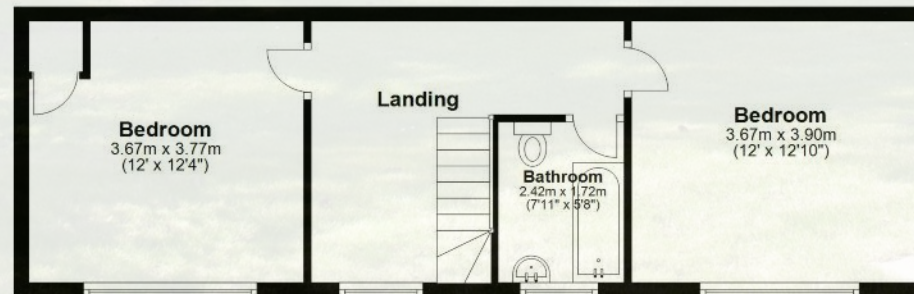
## Ground Floor

Approx. 159.2 sq. metres (1714.1 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 204.1 sq. metres (2196.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.









## Services

Energy Performance Rating: C

Council Tax Band: F

Tenture: Freehold

Electricity: Mains

Heating: Mains C

Drainage: Mains

Broadband Availability (Ofcom): 80 Mbps

Property Type: Detached

## Directions

From Ringwood join the A31 heading West, staying in the nearside lanes. At the Ashley Heath roundabout take the 3rd exit onto Horton Road and proceed for approximately 1 mile. Turn left into Woolsbridge Road (2<sup>nd</sup> road before the traffic lights), then take the 2<sup>nd</sup> left into Ashley Drive West. At the end of this road turn right into Ashley Drive North, and right again (continuation of Ashley Drive North). After a short distance turn right into Ashley Drive South and the entrance to the property will be found on your right-hand side.

## The Situation

The property is situated in a sought-after location within the beautiful Ashley Heath, close to the Ringwood Forest and Moors Valley Country Park and golf course, with acres of natural woodland ideal for walking, cycling and riding. There is also a local convenience shop, bus stop within a short distance and to the area there is also a sort after primary school called, St Ives First School.

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.





## Grounds & Gardens

As you arrive, you're greeted by an inviting gravel drive framed by charming wooden entrance gates. This spacious area provides ample parking, including a convenient car port.

The expansive front garden features a large decking area, offering numerous spots to sit and bask in the sun. Whether you're relaxing outside the sitting room or the principal bedroom, you'll enjoy a private oasis screened by a stunning variety of plants, shrubs, and trees.

Equally impressive, the rear garden boasts beautifully terraced spaces interspersed with lush shrubs. The main area is laid to lawn, perfect for family activities or quiet contemplation. With access from both sides of the property, the garden is as practical as it is picturesque.



## 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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