



**St Ives Park** *Ashley Heath, Ringwood, BH24 2JX*

**SPENCERS**  
NEW FOREST





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# St Ives Park

Ashley Heath • Ringwood

A well-presented, spacious home located in a quiet and secluded position, set in wonderful grounds. This stunning property has recently undergone a comprehensive programme of refurbishment and has also been extended. The result is a high specification residence with great attention to detail throughout. The accommodation is both spacious and flexible and a viewing is recommended to appreciate all on offer.



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## The Property

Highlights aplenty with this impressive home, a summary;

- An expansive 'hub-of-the-home' kitchen/dining room, which features a healthy amount of lounge and dining areas, including a well-thought-out built-in breakfast seating area
- Granite worktops, integrated appliances, American-style fridge/freezer amongst other high specification features are conveyed
- This eye-catching room is accentuated by the natural light received owing to its vaulted ceilings, triple aspect and velux window
- An immaculate and warm sitting room at the rear, which leads out onto the patio through French doors
- A spacious utility room providing ample space for appliances
- Three substantial bedrooms on the ground floor, all presented immaculately and plenty of space for wardrobes. It may be that a potential purchaser wishes to utilise one of these rooms as an office/study
- Two contemporary, large shower rooms on the ground floor, one of which is well-positioned to serve bedrooms two and three
- A wood staircase leads upstairs, where there is a strikingly impressive principal bedroom suite, which enjoys a pleasant and bright outlook. This expansive space also features a modern en suite bathroom as well as a walk-in wardrobe/dressing area (which can also serve as an office/study)



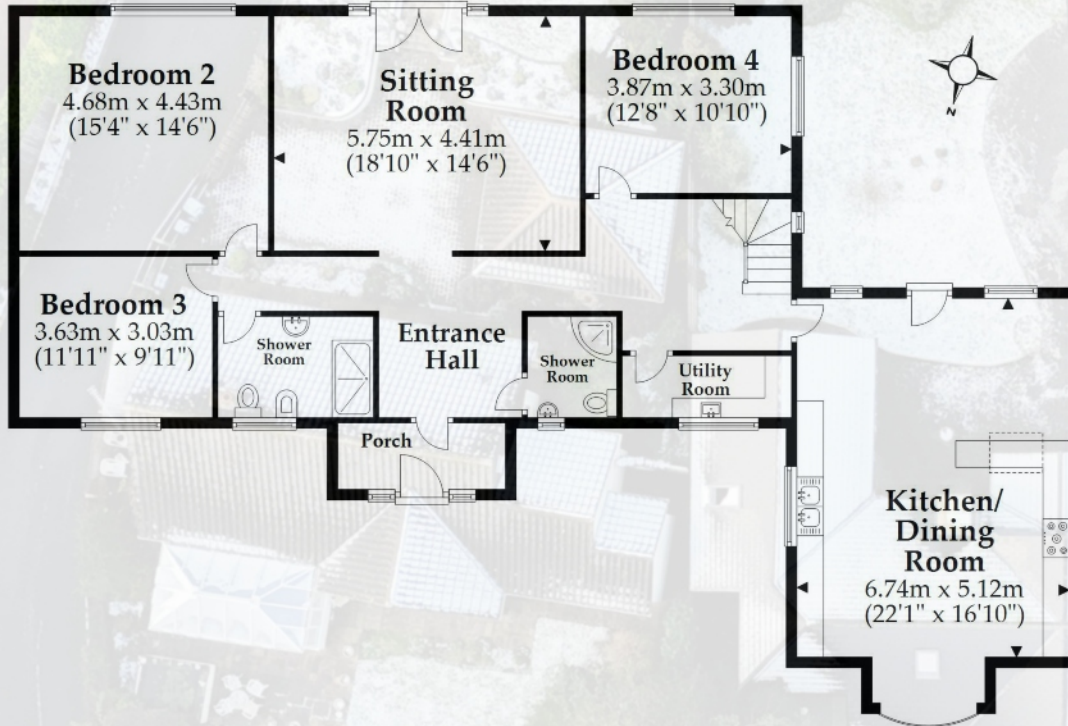


# FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

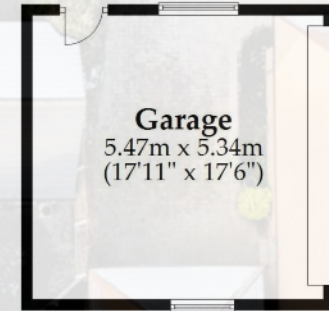
## Ground Floor

Approx. 150.2 sq. metres (1617.2 sq. feet)



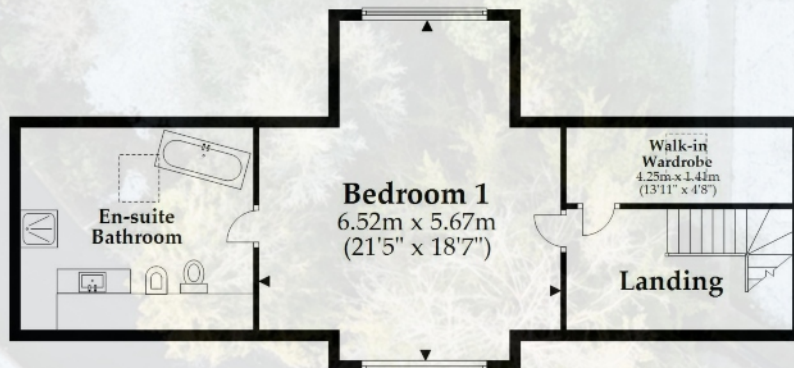
## Garage

Approx. 29.2 sq. metres (314.4 sq. feet)



## First Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



## Outbuilding

Approx. 15.0 sq. metres (161.5 sq. feet)



Total area: approx. 258.3 sq. metres (2780.1 sq. feet)

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





## Grounds & Gardens

From the kitchen/dining room, a door leads out to a covered terraced area with a vaulted roof. This space is perfect for outdoor dining and gatherings. Attractive grounds, of approx. 0.32 acres, consisting of a pleasant rear garden, mainly laid-to-lawn and benefitting from a secluded and private setting. Indeed, the outside space of this home is truly special and has been meticulously planned out, with a great attention to detail.

There is a wonderful very recent addition of a home office/garden room, which is superb and a very comfortable additional reception area. This has been designed and built to exacting standards. At the front, the property enjoys a setback position and includes a large sweeping driveway and a detached, double garage, equipped with electric roller doors and EV charger.

## Additional Information

Tenure: Freehold  
Council Tax Band: F  
Energy Performance Rating: C Current: 69 Potential: 79C

Property construction: Standard construction

Mains gas, electric, water and drainage

Ultrafast boardband with speeds of up to 900 Mbps will be available at the property from the 9<sup>th</sup> December

FFTP - Fibre to the property directly.

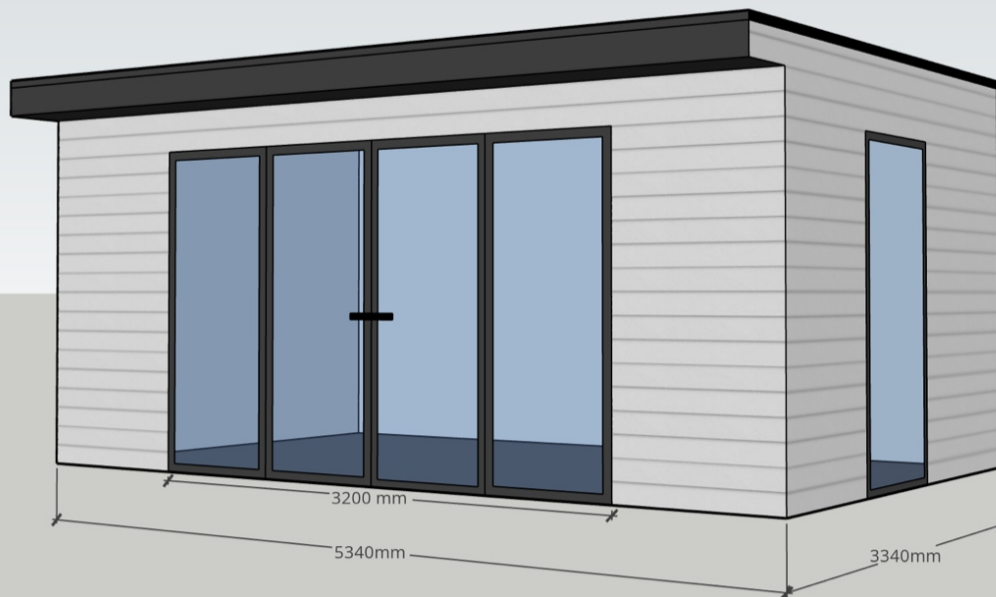
Property affected by a tree preservation order (TPO)



## Additional Information

Additional features of this modern and future thinking home include:

- Oak Laminated flooring with Painted Skirting Boards
- Office/garden room has AC for cooling and heating
- Office/Garden Room Unify Wireless access point from main router in house to garden room, with 3 x RJ45 sockets for hard wired connections.
- Garage Consumer unit providing power to the current EV Charger, and has capacity to include future battery Wall.
- Control Heating from home or from anywhere in the world via phone app. Heating components consist of Hive Hub, Hive thermostat for heating and Hive Smart Heating Thermostatic Radiator Valves
- House Alarm controlled from home or from anywhere via phone app.







## 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, follow the road straight for approximately 500 metres, around the bend and you will find the property on your right-hand side.

## The Situation

The property is situated in a sought-after road within Ashley Heath, close to the beautiful Ringwood Forest, 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 1.7 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.



## Points of Interest

Local area

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



## Important Notice

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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