



*Horton Road, Ashley Heath, Ringwood, BH24 2JL*

SPENCERS  
NEW FOREST





## The Property

Spencers are proud to introduce this remarkable newly-constructed detached abode, presenting a beautifully landscaped, low maintenance gardens, plentiful off-road parking, and an integrated garage. Crafted by esteemed local developers with meticulous care and superior specifications. This property is located in a practical and sought after location with great connections.

- Step inside the inviting foyer, seamlessly transitioning into the expansive open-plan kitchen/dining/living area adorned with exquisite Karndeian herringbone-style flooring. Offering flexibility, the living space can be transformed into a cozy haven with the closure of double doors and expansive bi-fold doors from the dining space reveal a splendid paved terrace, ideal for hosting outdoor gatherings.
- The sleek kitchen is a culinary masterpiece, boasting a harmonious blend of white gloss and grey driftwood-effect units, accentuated by quartz countertops. Equipped with top-of-the-line appliances, including an oven, induction hob, fridge, freezer, and dishwasher. Additionally, discover a versatile study/fifth bedroom and a chic cloakroom on the ground floor, with convenient internal garage access equipped for laundry needs.
- Upstairs, a grand landing adorned with a floor-to-ceiling arched window guides you to four spacious double bedrooms. The master suite epitomizes luxury, featuring a vaulted ceiling, Juliet balcony overlooking the rear garden, and an opulent en-suite complete with dual sinks and a walk-in shower. The remaining bedrooms offer serene retreats, while the family bathroom boasts modern amenities, including a bathtub, sink, and heated towel rail.
- This property also offers black ironmongery hardware, gas central heating, double glazing, and underfloor heating on the ground floor and in the bathrooms. This property exudes quality throughout.

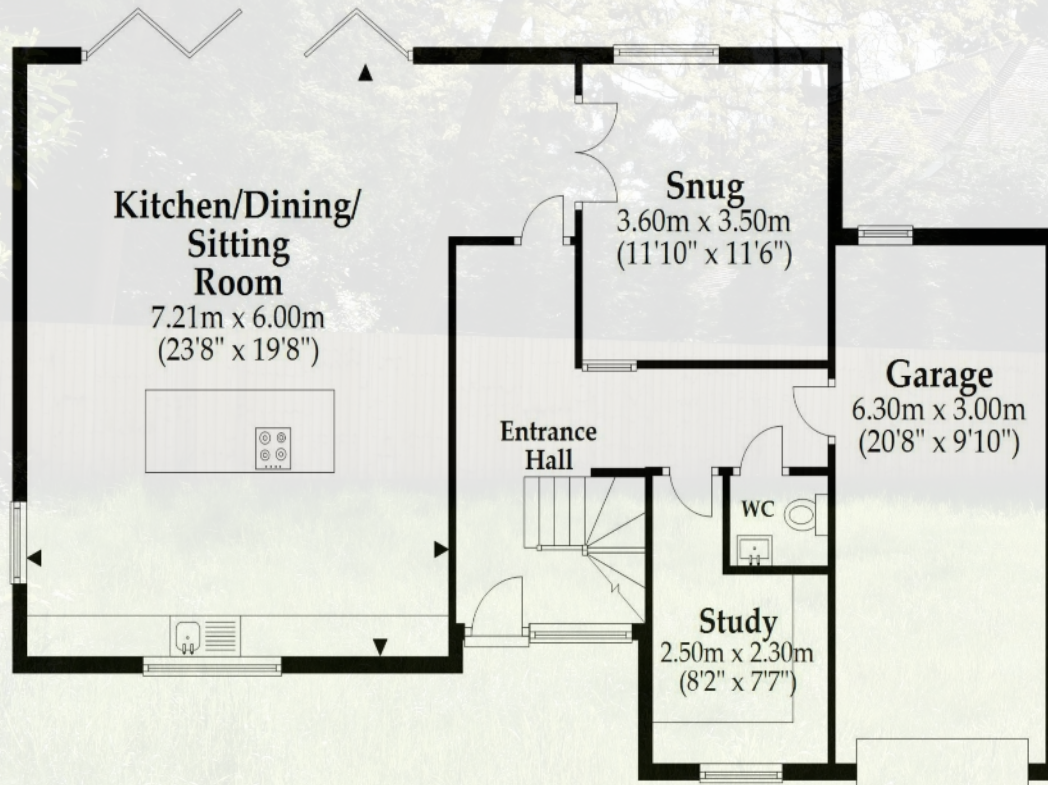


## FLOOR PLAN

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

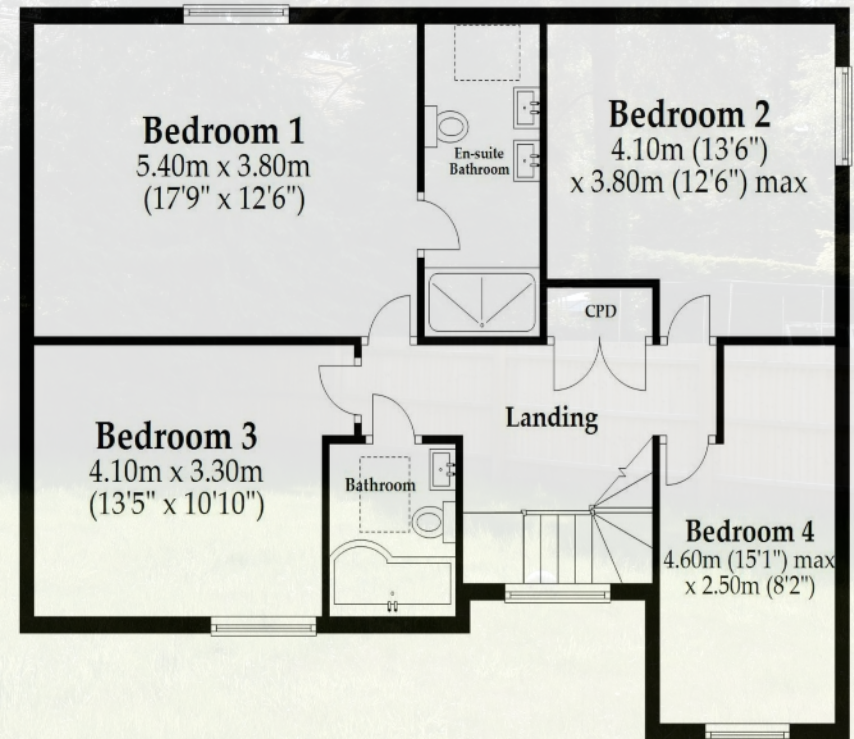
### Ground Floor

Approx. 103.7 sq. metres (1116.2 sq. feet)



### First Floor

Approx. 84.0 sq. metres (903.7 sq. feet)



Total area: approx. 187.7 sq. metres (2019.9 sq. feet)

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





## Services

Energy Performance Rating: B

Council Tax Band: TBC

All Mains Connected



## Directions

Exit Ringwood onto the A31 (via roundabout), head east and then come off shortly, signposted Poulner. Turn left at the roundabout and then left again at the T junction taking you over the A31, then right re-joining the A31 heading west. Go past Ringwood until you reach the next roundabout and come off the A31 taking the third exit onto the Horton road. Continue along this road and after about half a mile, turn left opposite Struan Gardens and you will come to the property.



## Grounds & Gardens

Outside, the gardens have been landscaped for low maintenance and offer a great deal of privacy. The rear garden is mainly laid to lawn with a large terraced area, perfect for outdoors entertaining.

The front of the property offers just as much with a paved driveway with front lawn, integral garage and charging point on the side of the property.

## 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 and bus stop within a short distance. 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.



## 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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