



 Poppy Close

Ashley Heath, Ringwood, BH24 2FQ

SPENCERS





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Ashley Heath • Ringwood

Situated down a secluded, private cul-de-sack off of St. Ives Park, this stunning, future-proofed bungalow offers direct access to Ringwood Forest, ideal for walking and cycling, with scenic routes leading all the way to Moors Valley Country Park. Avon Heath Country Park is also conveniently within easy reach.

This detached, four-bedroom, three-bathroom bungalow, built just six years ago, benefits from underfloor heating throughout and has four years remaining on the NHBC-equivalent warranty.

Offered in turn-key condition, the property has been significantly improved and maintained to an exceptional standard by the current owner.



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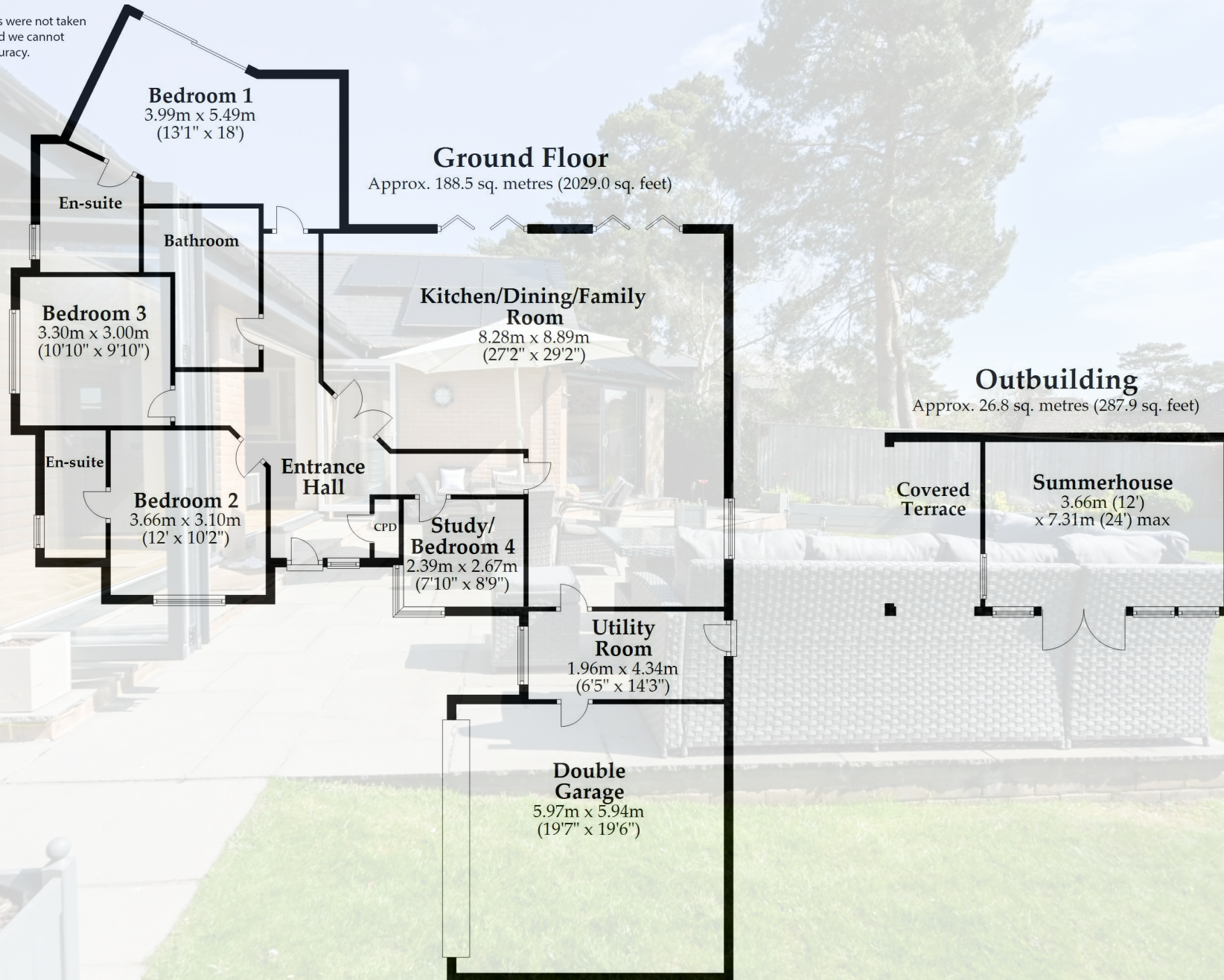
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FLOOR PLAN

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



Total area: approx. 215.3 sq. metres (2317.0 sq. feet)

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





The Property Continued

The property features a hallway with luxury vinyl tile flooring, two storage cupboards (one with an alarm system), a loft hatch with a fitted ladder, partially boarded loft with lighting, TV aerial, broadband booster and power.

The bright and spacious lounge/dining area boasts LVT flooring, bespoke media units and two sets of triple floor-to-ceiling bi-fold doors with fitted blinds opening onto a large patio.

The high-spec bespoke kitchen includes granite worktops, a large island, integrated fridge/freezer, oven/grill, induction hob, dishwasher, USB-C sockets and partially tiled walls.

The utility room has matching LVT flooring, bespoke storage, a sink, space for a washer/dryer, a hot water tank, heating controls, an airing cupboard and external access to the garden.

Currently configured as a study, bedroom 4 features a fitted desk and furniture, laminate flooring, USB sockets, spotlights and FTTP broadband (up to 1800mbps).

The master bedroom includes LVT flooring, bespoke wardrobes and drawers, sliding doors to the garden and an en-suite wet room with an LED mirror, towel rail and storage.

Bedroom 1 is carpeted with bespoke furniture, a wall-mounted Sky TV and an en-suite wet room with storage and an extractor. Bedroom 2 is carpeted with bespoke wardrobes, TV and fitted furniture.

The main bathroom is fully tiled, with a deep bath, Bluetooth LED mirror, shaver socket, storage, heated towel rail and WC.





Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Mains gas, electricity, water, and drainage
- EPC Rating: B Current: 85B Potential: 93A
- FTTP broadband with download speeds of up to 1800 mbps
- Limited Mobile Coverage
- In 2024, the solar system generated more electricity than used, covering hot water needs from April to October at minimal cost.
- Daylight-powered system with export meter function.







Grounds and Gardens

The property features a double garage measuring approximately 20x20 ft, complete with a remote roller door, resin flooring, full power, water softener, shelving, Sky TV, CCTV controls and an 5.4KW solar PV system with battery storage of 8.2KW and hot water diverter. There is also a summer house, a 24x12 ft Sienna Pavilion with power, lighting, and a garden shed. The sunny, south-facing rear garden boasts a lawn, raised flowerbeds, multiple sockets, and water taps/butts. Additionally, the property offers two block-paved driveways with external electric sockets, making them suitable for EV charging.

The Situation

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.

Spencers 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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