



Struan Gardens

*Ashley Heath, Ringwood, BH24 2EQ*

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## The Property

A stunning four bedroom, detached family home built to a high specification in 2011 set in generous, well kept gardens and is within close proximity of the Castleman Trailway and Moors Valley Country Park. This attractive modern home features an impressive contemporary style kitchen/dining room, four large bedrooms, an integral double garage and ample parking for several cars.

- An imposing oak framed porch gives access to a bright and spacious entrance hall where there is access to the integral double garage, WC and all other ground floor accommodation
- Downstairs, bedroom four is a generous double bedroom serviced by a three piece en suite and provides versatile accommodation
- Sitting room with dual aspect floods this room with natural light and further features a beautiful inglenook fireplace with log burner
- French doors lead onto the terraced area
- A well-appointed kitchen/dining room with a good range of two-tone base, wall and drawer units, solid wood/granite work tops, integrated fridge freezer, dishwasher and twin Neff ovens with warming draw and matching combination microwave as well as induction hob with extractor fan over
- Just off the kitchen, there is a utility room with ample space for white goods and further storage
- The kitchen/dining room leads into the snug/garden room which has a pleasant aspect over the rear garden
- A feature oak staircase provides access to a further three bedrooms, two of which are sizeable guest bedrooms and are serviced by a modern four-piece suite
- Exceptional principal bedroom with built in wardrobes and a contemporary en suite shower room with twin hand basins



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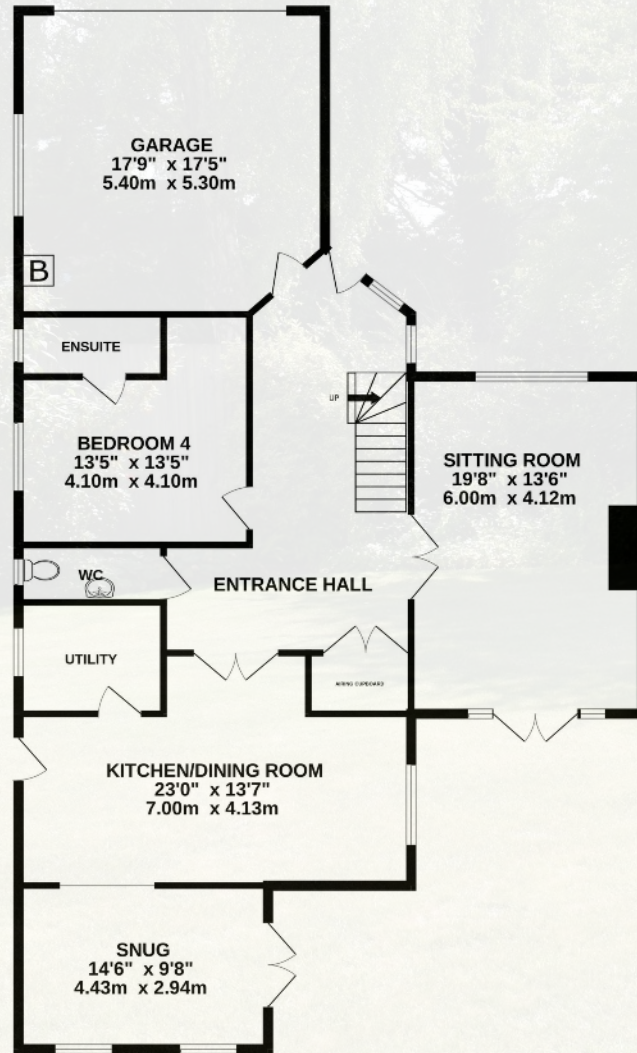
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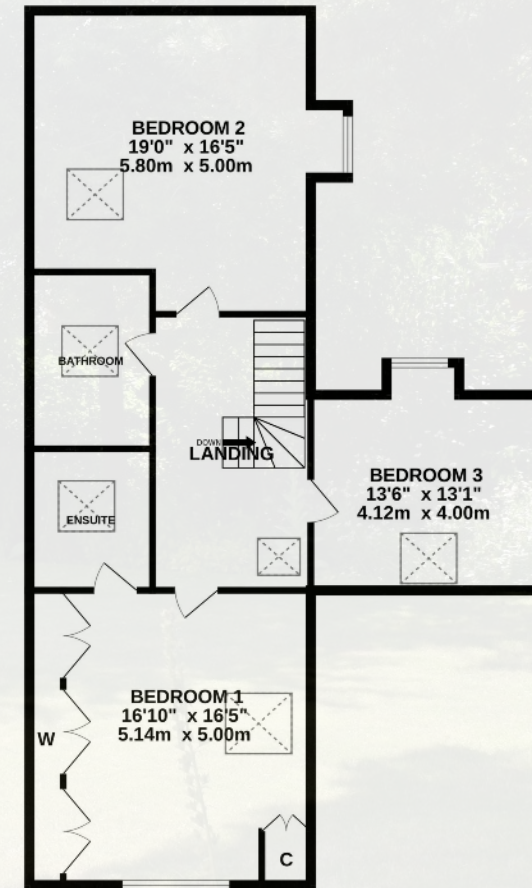
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# FLOOR PLAN

GROUND FLOOR  
1591 sq.ft. (147.8 sq.m.) approx.



1ST FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2662 sq.ft. (247.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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## 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 the property will be found on your left hand side.



## Services

Energy Performance Rating: C Current: 80 Potential: B 85  
Council Tax Band: G  
All Mains Connected  
Available download speeds of up to 80 Mbps (Superfast)  
Under floor heating ground floor



## Grounds & Gardens

Beautifully landscaped, low maintenance gardens surround the property with an impressive entrance and gravelled driveway with ample parking for several cars and access to the integral double garage.

A private rear garden, mainly laid to lawn is bordered by a variety of mature trees and shrubs. A large, sandstone paved terrace area enjoys a westerly aspect, ideal for alfresco dining and entertaining in the afternoon and evening sun with access via the sitting room and garden room.



## 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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