



*St Ives, Ringwood BH24 2EA*

SPENCERS  
NEW FOREST





## The Property

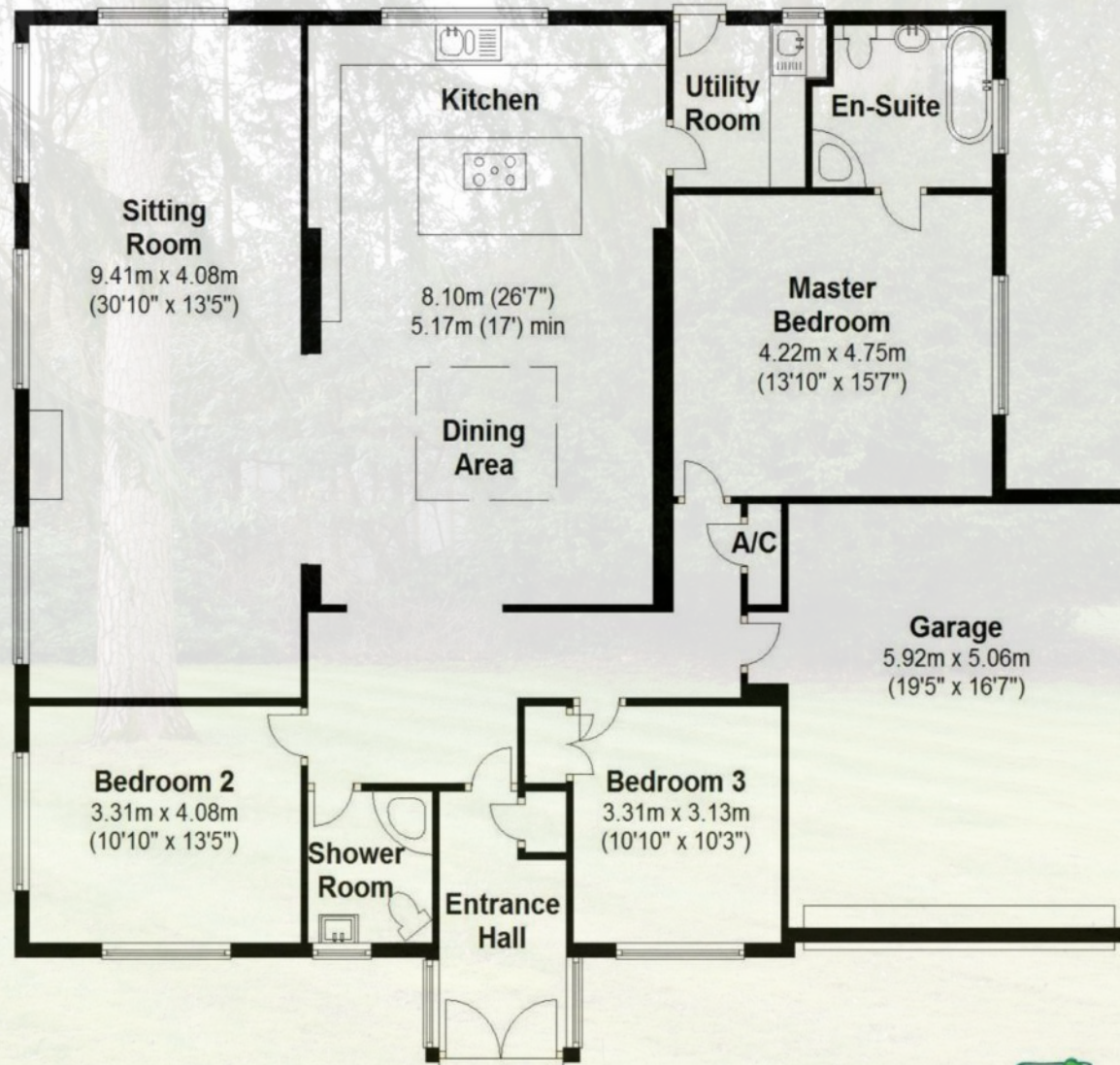
A striking and contemporary three double bedroom, single storey residence, which has been recently redecorated by the current owner to a high standard. The property further benefits from an impressive open-plan kitchen/dining space, a double garage and an extensive and well maintained garden.

- Eye-catching, solid, double oak doors lead into a spacious entrance hall with cloaks and boots cupboard and attractive tiled flooring continues throughout the majority of the property.
- An outstanding open plan kitchen, dining and lounge space lies to the rear of the property.
- Fully integrated kitchen comprising a good range of high gloss base, wall and soft closing drawer units as well as contemporary style kitchen work surfaces, a CDA oven, microwave Combi oven, a warming draw and electric hob.
- The main feature of this room is the roof lantern providing additional natural light into this space, the breakfast bar and island unit with a electric hob and extractor fan over makes for a wonderful room for entertaining with space for a large dining table also.
- Separate utility room with storage and ample space for white goods and door leading onto the patio.
- An archway from the dining area leads into a cosy sitting room, featuring a 12kw Charnwood burning stove and three large windows offer views over the rear garden and French doors that open up to the rear patio.
- The principal bedroom has a pleasant aspect across the front lawn as well as an adjoining four piece en suite.
- Three piece family suite services bedrooms two and three.
- Bedroom two benefits from a double aspect and bedroom three has built in wardrobe space.



FLOOR PLAN

Ground Floor



All measurements are approximate. Plans are not drawn to scale and are for illustrative purposes only. Any outbuildings may not be positioned correctly and are not included in the floor and grand total areas, but unheated and external spaces attached to the main property are.  
LJT Surveying Ringwood

Total area approx 206 sq meters (2220 sq feet)





## Grounds & Gardens

The property is approached via a carriage style driveway providing ample parking and leads up to the attached double garage, with electric up and over door. An imposing, purple slate storm porch provides access to the property and down lighting surrounds the entirety of the property. The generous gardens to the rear and side offer a secluded position, with a well-tended lawn and an abundance of interspersed mature trees and shrubs that form the boundaries. In addition, there is a slate patio with ample space for garden furniture, perfect for alfresco dining and entertaining.



## Services

Energy Performance Rating: D Current: 62 Potential: 78

Council Tax Band: F

All Mains Connected

Available download speeds of up to 48 Mbps (Superfast)



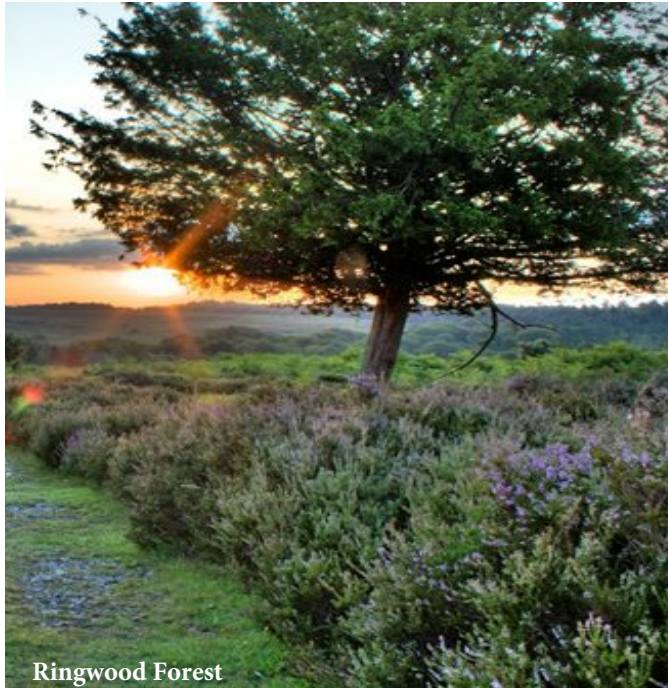
## Directions

From Ringwood join the A31 heading west, at the Ashley Heath roundabout take the 3rd exit onto Horton Road. Shortly after, take the 1<sup>st</sup> left turning into St Ives Wood and follow the road where you will find the property on your right-hand side.

## The Situation

Located in Ashley Heath within a quiet residential road and close proximity to Moors Valley Country Park. Moors Valley Country Park offers 1,000 acres of woodland and heathland, a haven for a variety of outdoor activities including walking, cycling, riding and golf.

Nearby the historic market town of Ringwood offers a comprehensive range of restaurants, shopping facilities and excellent local schooling both state and private. There are excellent commuter routes with the A31 being easily accessible. Bournemouth is located approximately 8 miles west along the A31 and Southampton is approximately 18 miles east with London, via the M3, only two hours distant.



Ringwood Forest



Ferndown Golf Course



Moyles Court School

## 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:

42 High Street, Ringwood, Hampshire BH24 1AG  
T: 01425 462600 E: ringwood@spencersnewforest.com

[www.spencersnewforest.com](http://www.spencersnewforest.com)