



Struan Gardens

*Ashley Heath, Ringwood, BH24 2EQ*

SPENCERS  
NEW FOREST









## The Property

A most impressive detached five-bedroom, chalet style home, with over 3,000 sq ft of accommodation, over two floors, which is located in a prestigious road, within the exclusive area of Ashley Heath. This stunning home was originally constructed in 1997 and has undergone, in recent years, substantial refurbishment, which also included a single storey extension, thus creating a truly magnificent open plan kitchen/dining and living room with vaulted ceilings. The property is equally complimented with beautifully landscaped gardens, sweeping lawns and distinct paviour driveways with electric gated entrance.

- A generous reception hall with attractively tiled floors, cloaks cupboard and stairs to first floor landing
- A magnificent open plan kitchen/dining/living room with impressive, vaulted ceilings
- A quality Master class kitchen with a superb range of base, wall and drawer fitted units in shaker style with crafted quartz worktops and superior pendant lighting above
- Excellent quality integrated appliances including fridge/freezer, Neff microwave oven, Neff fan assisted oven, Neff extractor, Neff induction hob, CDA wine cooler Siemens dishwasher. Water softener
- Separate utility room with additional built-in units, sink and a wall mounted gas boiler installed 2014
- Bright double aspect living room with contemporary style fireplace
- Connecting French doors into Orangery with Karndean style floors and patio doors into gardens
- Two nicely proportioned ground floor bedrooms and a modern and stylish ground floor shower room with three-piece suite and porcelain tiled floors, study



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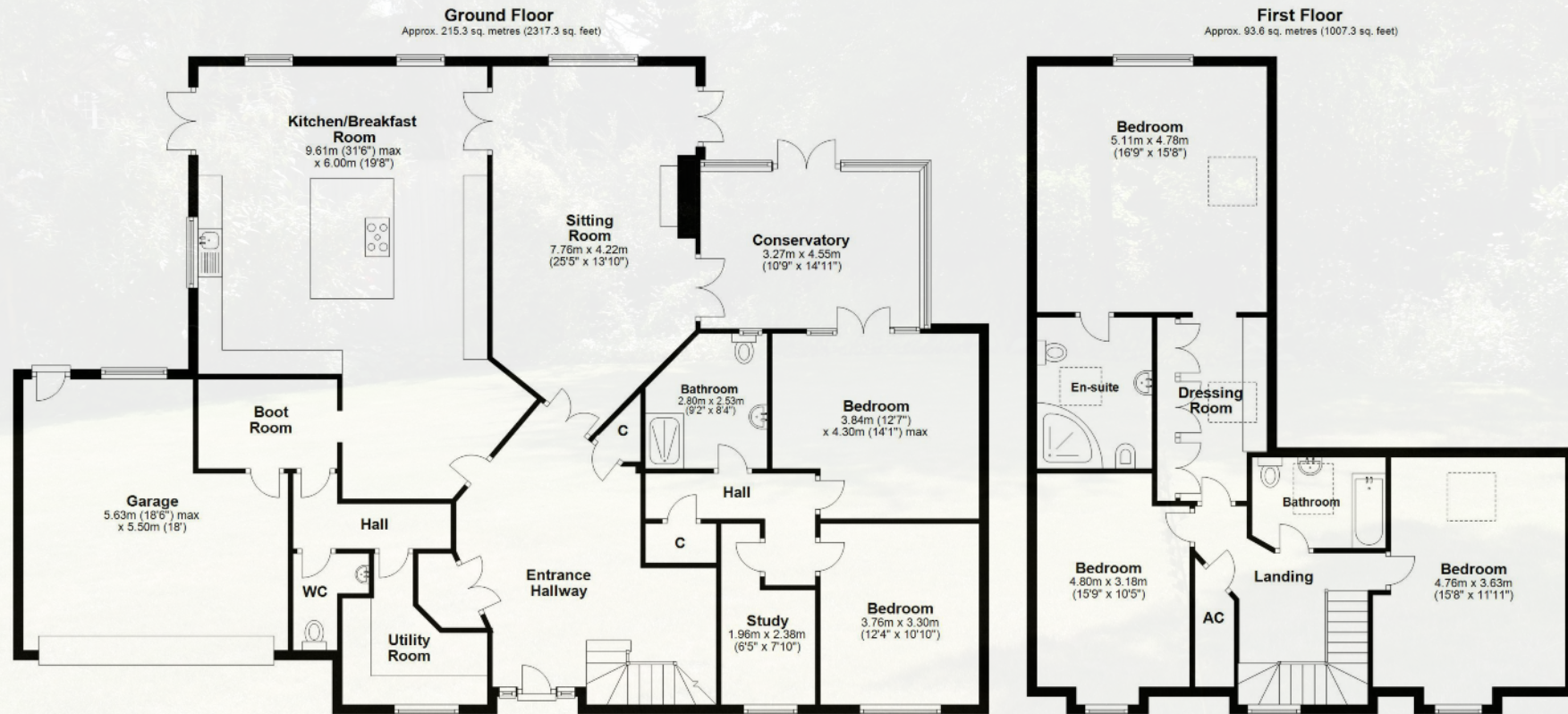
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# FLOOR PLAN



Total area: approx. 308.9 sq. metres (3324.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.  
Plan produced using PlanUp.









## The Property Continued...

- Stairs to first floor landing leading to three generous first floor bedrooms
- Feature principle bedroom with walk in dressing room with quality built-in bedroom furniture
- Large ensuite bathroom with three-piece suite including corner panelled bath
- Two further bedrooms with built-in bedroom furniture and a first-floor luxurious family bathroom with three piece suite

## 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 right hand side.

## Services

Energy Performance Rating: C

Council Tax Band: G

All Mains Connected

Available download speeds of up to 80 Mbps (Superfast)







## Grounds & Gardens

- The property is accessed through a brick pillar entrance with appealing electrically operated, wrought iron gates into a very spacious and immaculate paved driveway. This is edged with manicured lawns and interspersed with stunning mature palm trees and boundaries formed with conifer hedge and close boarded fencing
- Attached double garage with electrically operated roller doors
- Gate at the side leads to the magnificent rear gardens
- These comprise of a stunning porcelain tiled terrace with a raised decking area
- The porcelain terrace extends to the whole rear of the property with a beautifully kept level lawn
- Which is edged to the rear with a deep border which is well stocked with an abundance of ground covering plants, small specimen conifer trees and bushes with a centrally positioned arbour
- The rear boundary is formed with close boarded fencing
- Summer house which was installed in 2021

## 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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