



Ashley Drive North

*Ashley Heath, Ringwood, BH24 2JS*

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## The Property

A spacious and well-presented detached bungalow, nestled in a quiet position in the sought-after area of Ashley Heath. The property features many highlights; in particular the spacious accommodation and presentation. Having been tastefully refurbished in recent years with a striking attention to detail, as well as significantly extended, the bungalow has achieved the elusive blend of modern and high specification features along with well-proportioned accommodation.

A viewing is recommended to appreciate all on offer. Highlights include:

- Three spacious, double bedrooms including a sumptuous principal suite featuring a healthy amount of fitted wardrobes along with a modernised en suite
- A particularly pleasant and bright living/dining room
- A further large reception room which is currently utilised as a sitting room
- A well-presented kitchen/breakfast room, including an impressive island/breakfast bar and an adjoining utility room
- A double garage, with plenty of workshop/storage space

While this is a very appealing bungalow, ideal for those seeking spacious single storey accommodation it could equally be of interest to those seeking a house, due to the clear potential (subject to the usual permissions) to create a second storey.



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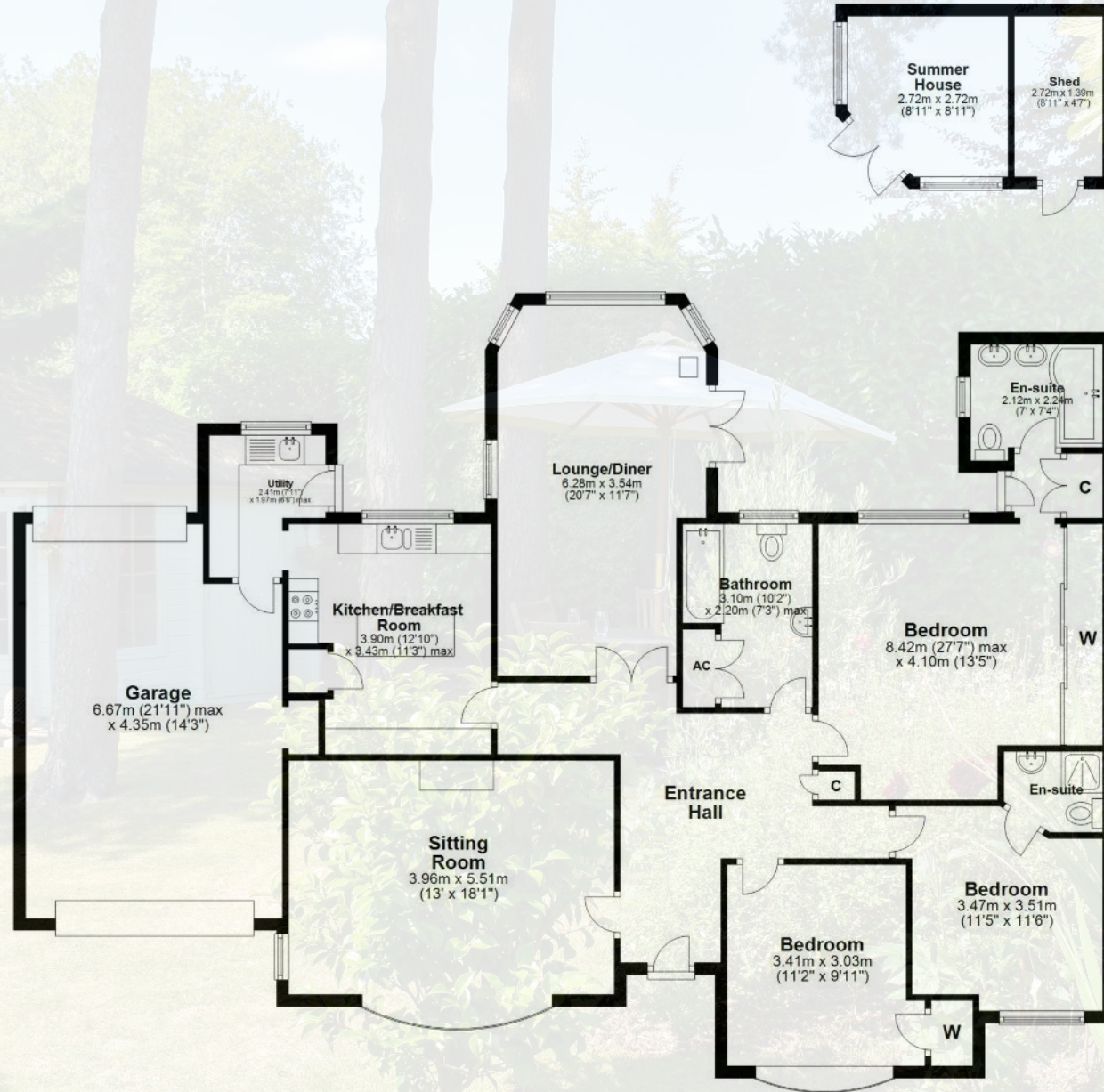
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# FLOOR PLAN

## Ground Floor



Total area: approx. 181.7 sq. metres (1955.7 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 Local Area

The property is situated in a sought after road within Ashley Heath, 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.

## Directions

Exit Ringwood along the A31 heading west, come off at the first Ashley Heath roundabout and take the last exit onto the Horton road. Proceed along this road for about a mile and then turn left into the Woolsbridge road and continue for 100 yards. Turn left into Ashley Drive West and head to the end of the road until you meet Ashley Drive North. Turn right at the junction and then right again. The property can be found situated on the right hand side.

## As The Crow Flies....

St Ives Nursery & Primary School	0.4 miles
Moors Valley Country Park	2.5 miles
Ferndown Golf Course	3.2 miles
Ringwood Town	4.3 miles
Ringwood School & Sixth Form	4.7 miles
David Lloyd	5.3 miles
Bournemouth Airport	6.4 miles
Bournemouth Hospital	6.4 miles



## Grounds & Gardens

Pleasant and secluded grounds, consisting of a well-kept lawn as well as an attractive patio area and array of mature hedges and plants.

This impressive outside space is a tranquil retreat and is a very private, while receiving plenty of natural light.

There is a recently added summerhouse, benefitting from lighting and electricity, which further compliments this wonderful setting.



## Services

Energy Performance Rating: D

Council Tax Band: F

All mains services connected

## 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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