

7 Ashley Drive North

Ashley Heath, Ringwood, BH24 2JL

SPENCERS



7 ASHLEY DRIVE NORTH

ASHLEY HEATH • RINGWOOD

Built in 2022, this magnificent traditional, classic style home offers over 3,500 sqft of accommodation and has been built to exacting standards by a local building firm. This imposing and most appealing home features a spacious open plan kitchen/dining/family room with five bedrooms and four bathrooms all set in attractive gardens within one of the best roads in the exclusive area of Ashley Heath.

Ground Floor

Kitchen/Dining/Family Room • Sitting Room • Study • Play Room • Utility Room • Pantry • Cloakroom • Boot Room

Double Garage

Second Floor

Principal Bedroom Suite with Dressing Area and En Suite Bathroom • Bedroom Two and Three both with En Suite Shower Rooms

Bedroom Four • Family Bathroom • Laundry Room • Bedroom Five/Games Room • Cloakroom

£1,450,000

5 3 4





The Property

The property is entered via an impressive reception hall, immediately setting the tone for the quality and attention to detail found throughout the home. Stunning herringbone-design Karndean flooring flows through the space, complemented by a bespoke oak staircase rising to the first-floor landing. Beautifully crafted internal doors with quality door furniture further enhance the finish, while a modern and efficient zoned underfloor heating system provides comfort throughout.

At the heart of the home is a breathtaking open-plan kitchen/dining/living room, extending to an impressive size and designed perfectly for both family living and entertaining. The space incorporates a cosy snug with a wood-burning stove, as well as a separate playroom, creating a superbly versatile family hub.

The kitchen itself is beautifully fitted with an excellent range of Shaker-style base, wall and drawer units, complemented by crafted Quartz worktops. Integrated and built-in appliances include a Rangemaster double oven, integrated dishwasher, illuminated larder cupboard, pantry, coffee dispenser and an instant boiling water Quooker tap. The kitchen comfortably accommodates a large dining table and benefits from bi-folding doors, allowing the space to open directly onto the rear terrace and gardens.

Additional practical accommodation includes a separate utility and boot room, with a personal door leading into the integral double garage. The garage is heated and carpeted, with electric doors, and offers excellent flexibility, including potential use as a gym.

Further ground-floor reception space includes a beautifully appointed sitting room, featuring an open fireplace and shuttered bay window to the front aspect. There is also a separate study, again enjoying an attractive shuttered window to the front.

To the first floor, the part-galleried landing leads to five well-proportioned bedrooms, all benefiting from air conditioning. The impressive principal bedroom suite features a walk-in dressing room and a generous, modern en-suite bathroom, complete with a four-piece suite including an oversized walk-in shower, Corian his and hers wash stand, and a freestanding luxury bath.

The remaining accommodation is equally well appointed, with a superb luxury family bathroom fitted with a four-piece suite, including a roll-edge bath and oversized walk-in shower with overhead rainfall shower head. Two further bedrooms benefit from beautifully finished luxury en-suite shower rooms. The fifth bedroom offers excellent versatility and could easily be utilised as a games room.

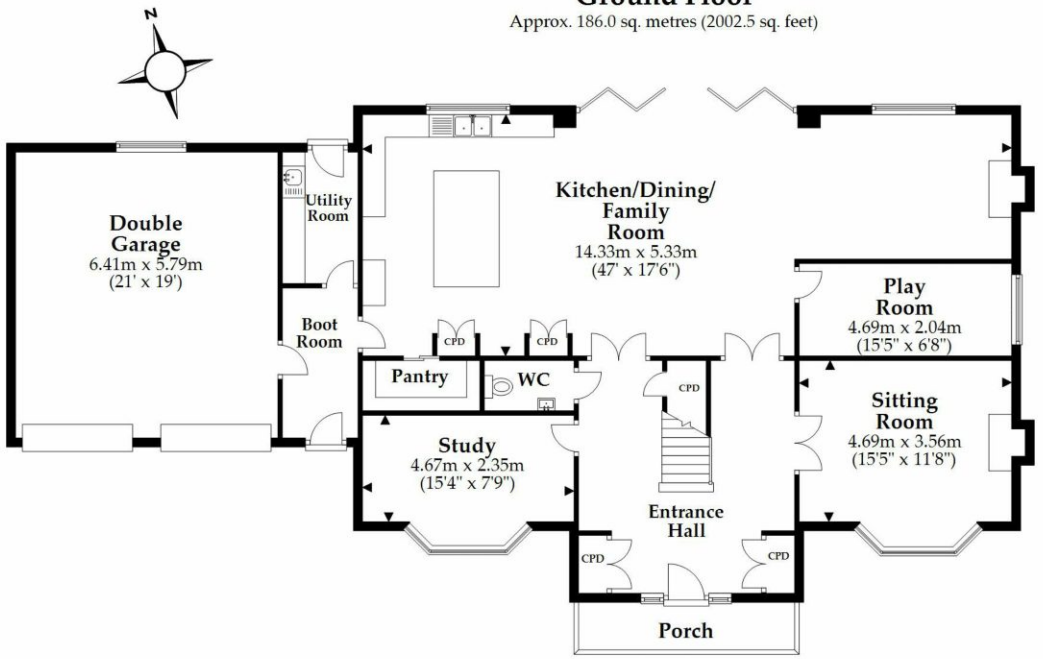




FLOOR PLAN

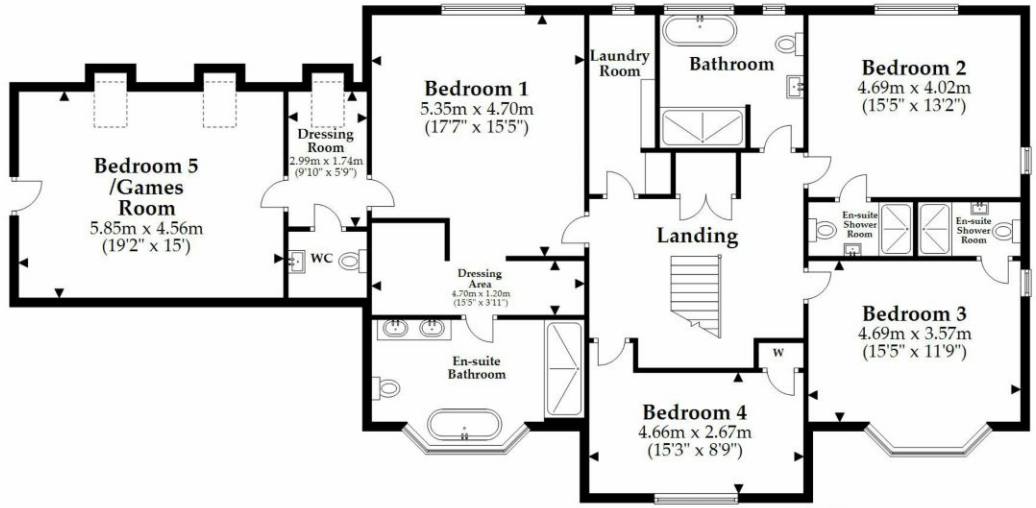
Ground Floor

Approx. 186.0 sq. metres (2002.5 sq. feet)



First Floor

Approx. 173.1 sq. metres (1862.9 sq. feet)



Total area: approx. 359.1 sq. metres (3865.5 sq. feet)

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

LJT SURVEYING















Grounds & Gardens

The property is approached via a smart brick-pillared entrance with automated gates, opening onto a generous gravelled driveway, turning area and forecourt, which in turn provides access to the integral garage. The frontage is beautifully maintained, with manicured lawns, attractive oak fencing to the front boundary, mature specimen trees and well-stocked, easy-to-maintain shrub borders.

To the rear, the gardens have been thoughtfully landscaped for ease of maintenance and are predominantly laid to lawn. A particularly impressive raised Riven porcelain terrace extends across the full width of the property, creating a superb setting for outdoor dining and entertaining, with ample space for garden furniture and relaxed alfresco living.

The Situation

The property is situated in a sought after road within the beautiful 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. There is also a local convenience shop and bus stop within a short distance. 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.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Additional Information

Tenure: Freehold
Council Tax: G
Energy Performance Rating: B Current: 85 Potential: 89

Utilities: All mains services connected

Heating: Gas central heating

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property. Superfast downloads speeds of up to 80 Mbps are available at this property (ofcom).

Parking: Private driveway and double garage

Guarantees and Warranties: Remainder of 10 year new build warranty through ICW., This expires in 2031.

Tree Preservation Order (TPO): Yes

Agents Note: The property also benefits from an extensive range of modern technology and security features, including a CCTV camera system, security system, gate intercom, Wi-Fi boosters wired around the house, data and audio-visual cabling, external speakers, a water softener and further integrated cabling throughout.

Important Information

Spencers Property 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 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 fitments, 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:
A: 42 High Street, Ringwood, Hampshire, BH24 1AG
T: 01425 462600 **E:** ringwood@spencersproperty.co.uk

www.spencersproperty.co.uk