

The Willows

Horton Road, Ashley Heath, Ringwood, BH24 2EH

SPENCERS


PIPPA

THE WILLOWS

ASHLEY HEATH • RINGWOOD

Set behind electric gates in the highly sought-after Ashley Heath area of Ringwood, just moments from Moors Valley Country Park and the Castleman Trailway, and approximately a 20-minute drive from the coastal beaches, this impressive five-bedroom residence was originally constructed circa 2007 and has since been extensively upgraded by the current owner. Generous, beautifully proportioned accommodation is arranged over two floors, creating an immediate sense of space, light and quality throughout, while a wealth of high-specification fixtures and fittings further enhances the home. Modern comforts and thoughtful upgrades include three-phase electricity, a 22kW EV fast charger, underfloor heating throughout the ground floor, a bespoke oak staircase, engineered oak flooring, double glazing and recessed downlighting.

Ground Floor

Kitchen/Dining Room • Sitting Room • Cinema Room • Study • Utility Room • Cloakroom • Bedroom Four • En Suite Shower Room • Garage

First Floor

Principal Bedroom with Dressing Room and En Suite Shower Room • Bedroom Two with En Suite Shower Room • Two Further Bedrooms • Family Bathroom

£1,200,000

5 3 4





The Property

The property is entered via a large and welcoming entrance hall with engineered oak flooring, useful storage cupboards, a cloak cupboard and separate WC.

Glazed doors open into the bright triple-aspect sitting room, centred around an attractive feature fireplace, with wood-effect tiled flooring and French doors leading directly onto the paved terrace.

Also off the hall is a generous study, a dual-aspect double bedroom with en suite shower room, and a versatile cinema room, equally suited as a snug, games room or family room.

At the heart of the home is the impressive open-plan kitchen and dining room, ideal for both family life and entertaining. The kitchen is comprehensively fitted with floor and wall units, Corian work surfaces, soft-close drawers and contrasting tiled splashbacks, together with a Quooker hot water tap. Integrated appliances include a five-ring induction hob with extractor, three ovens including a steamer oven and microwave/grill, plate warmer and dishwasher.

A peninsula breakfast bar provides informal seating and opens into a defined triple-aspect dining area, with doors onto the decked terrace, creating a seamless connection with the garden.

A separate utility room offers further fitted storage and space for laundry appliances, with access to both the garden and integral garage, which has an electric up-and-over door, power and lighting.

A striking bespoke oak staircase rises to a substantial first-floor landing, creating an impressive sense of space.

The first floor comprises four further double bedrooms and three bathrooms. The principal bedroom suite includes a large walk-in wardrobe and luxurious en suite bathroom, while the guest bedroom also benefits from an en suite bathroom and walk-in wardrobe.

Two further double bedrooms include a large dual-aspect bedroom, while the fourth is currently used as a dedicated yoga studio, highlighting the flexibility of the accommodation.

A separate family bathroom completes the floor, featuring a luxurious bath and separate walk-in shower.



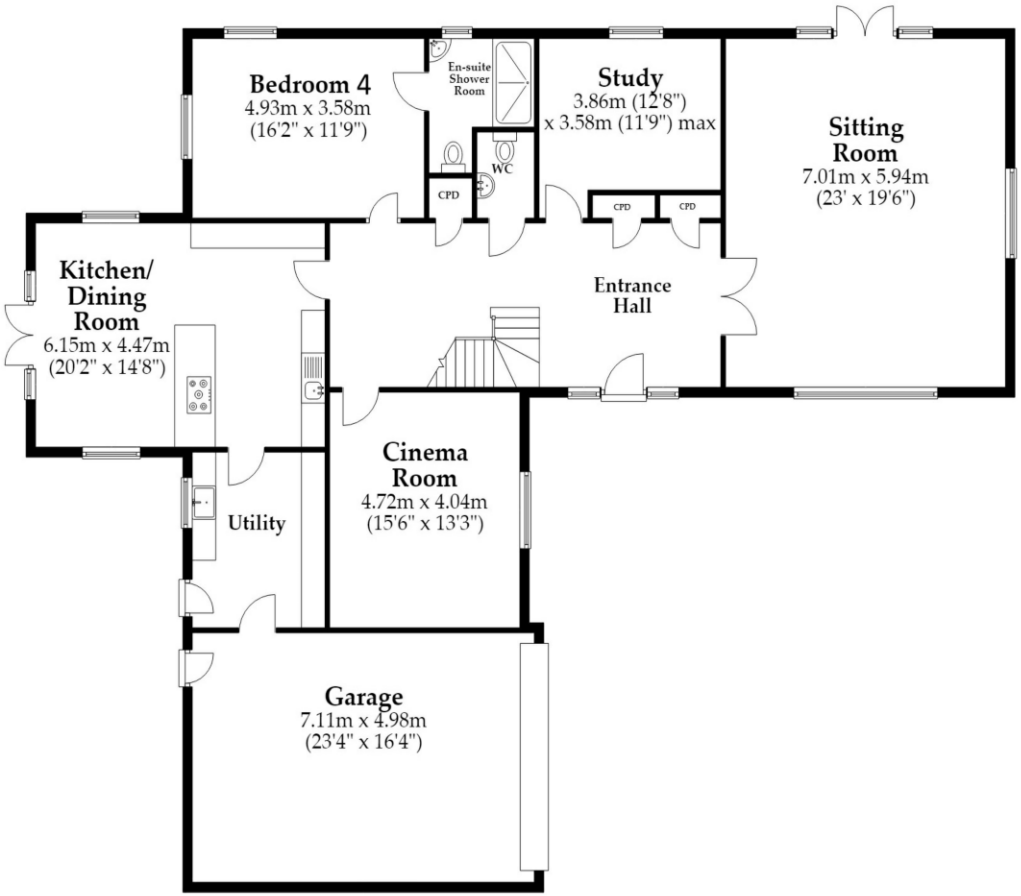


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

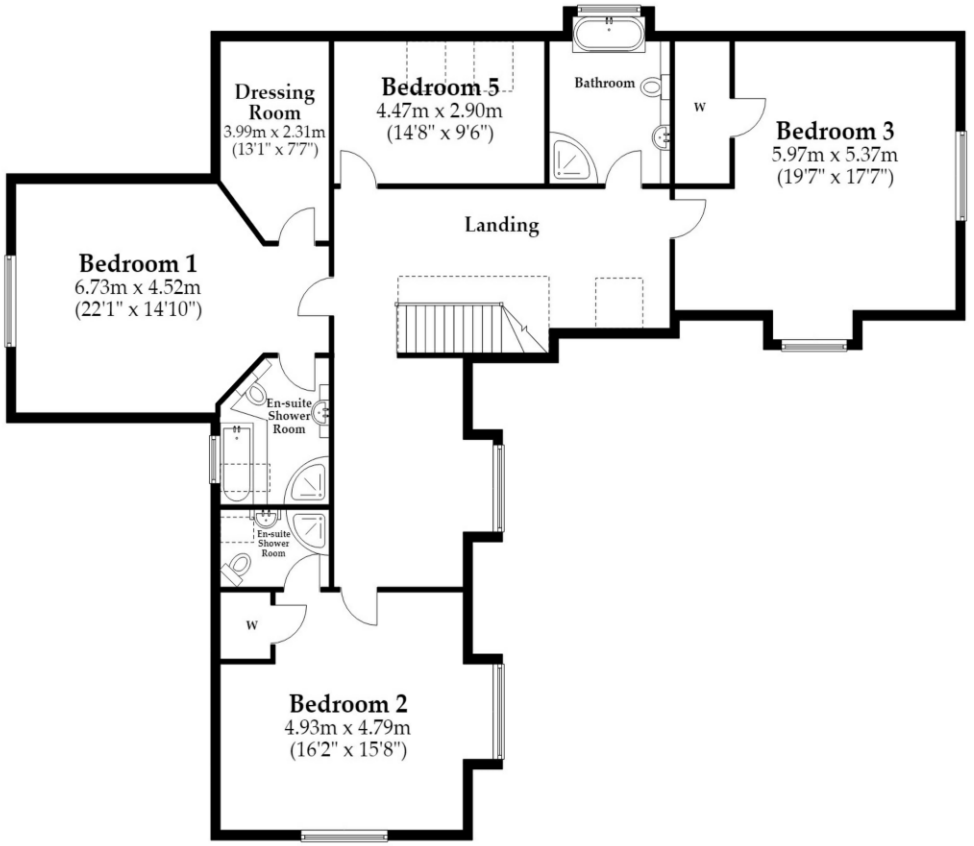
Ground Floor

Approx. 204.1 sq. metres (2196.6 sq. feet)



First Floor

Approx. 164.0 sq. metres (1765.5 sq. feet)



Total area: approx. 368.1 sq. metres (3962.1 sq. feet)

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



















Grounds & Gardens

The property is approached via a private shingle driveway, leading to a pair of impressive electric gates which open onto the grounds. A further area of shingle driveway provides ample parking for a number of vehicles, with a block-paved driveway immediately adjacent to the property and providing access to the integral garage.

The gardens are predominantly laid to lawn and feature a raised decked area and separate paved terrace, creating a choice of attractive spaces for al fresco dining and entertaining. A versatile timber garden chalet provides useful additional space.

The Situation

The Willows occupies a well-positioned setting on Horton Road in Ashley Heath, a sought-after residential area on the western fringes of the New Forest and close to the popular market town of Ringwood. The location offers an appealing balance of countryside surroundings and excellent accessibility, with Ringwood Forest and the wider New Forest providing extensive opportunities for walking, cycling and outdoor recreation.

Ashley Heath is particularly well placed for everyday amenities, with local facilities and schooling nearby, while Ringwood offers a comprehensive range of shops, boutiques, cafés, restaurants and leisure facilities.

For commuters, the nearby A31 provides convenient connections east towards Southampton and the motorway network, and west towards Bournemouth, Poole and the wider Dorset coastline. The property therefore enjoys an excellent position for those seeking a semi-rural lifestyle without sacrificing access to the principal towns and employment centres of the region.





Additional Information

Tenure: Freehold
Council Tax: G
Energy Performance Rating: C Current: 78 Potential: 83

Property Construction: Traditional brick and block
Services: All mains services connected
Heating: Gas central heating
Broadband: Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

Tree Preservation Order (TPO): Yes
Easements: There is a small electricity power station at the end of the driveway, the electricity board are permitted for maintenance.

Electrical Vehicle Charging Point (EV) Installed: Yes
Parking: Private driveway and garage

Property Video

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

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.



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