



15 Grosvenor Close Ashley Heath Ringwood Dorset BH24 2HG

**WOOLLEY
& WALLIS**

Offers in Excess: £750,000

A BEAUTIFULLY PRESENTED property of approx. 2200 SQUARE FEET in this SOUGHT AFTER CUL DE SAC within a few yards from the CASTLEMAN TRAILWAY & ITS FABULOUS WALKS. SUBSTANTIALLY UPGRADED IN THE LAST 3 YEARS.

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The Situation

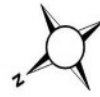
Situated within the sought-after and exclusive area within Ashley Heath about 2 miles West of the Avon Valley market town of Ringwood. Ringwood has a weekly street market in addition to a comprehensive range of shops that includes a choice of supermarkets, and various restaurants as well as individual independent shops. There are also excellent recreational facilities and professional services. The New Forest National Park is about 3 miles to the East offering a wide range of pursuits such as cycling, walking, riding & fishing, as well as various boating centres within a reasonable drive on the South Coast notably at Poole, Christchurch and Lymington. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & and the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports. Moors Valley Country Park & Forest is only a few minutes walk from the property with acres of forest offering peaceful walks, country rides and adventure playgrounds.

Interior

The spacious tiled entrance porch has a cloakroom/wc to the side with vanity cupboards & a heated towel rail. There are double doors leading onto a large dining hall with engineered wood flooring & access into the sitting room to the side which is triple aspect with a log burner & stone mantle.

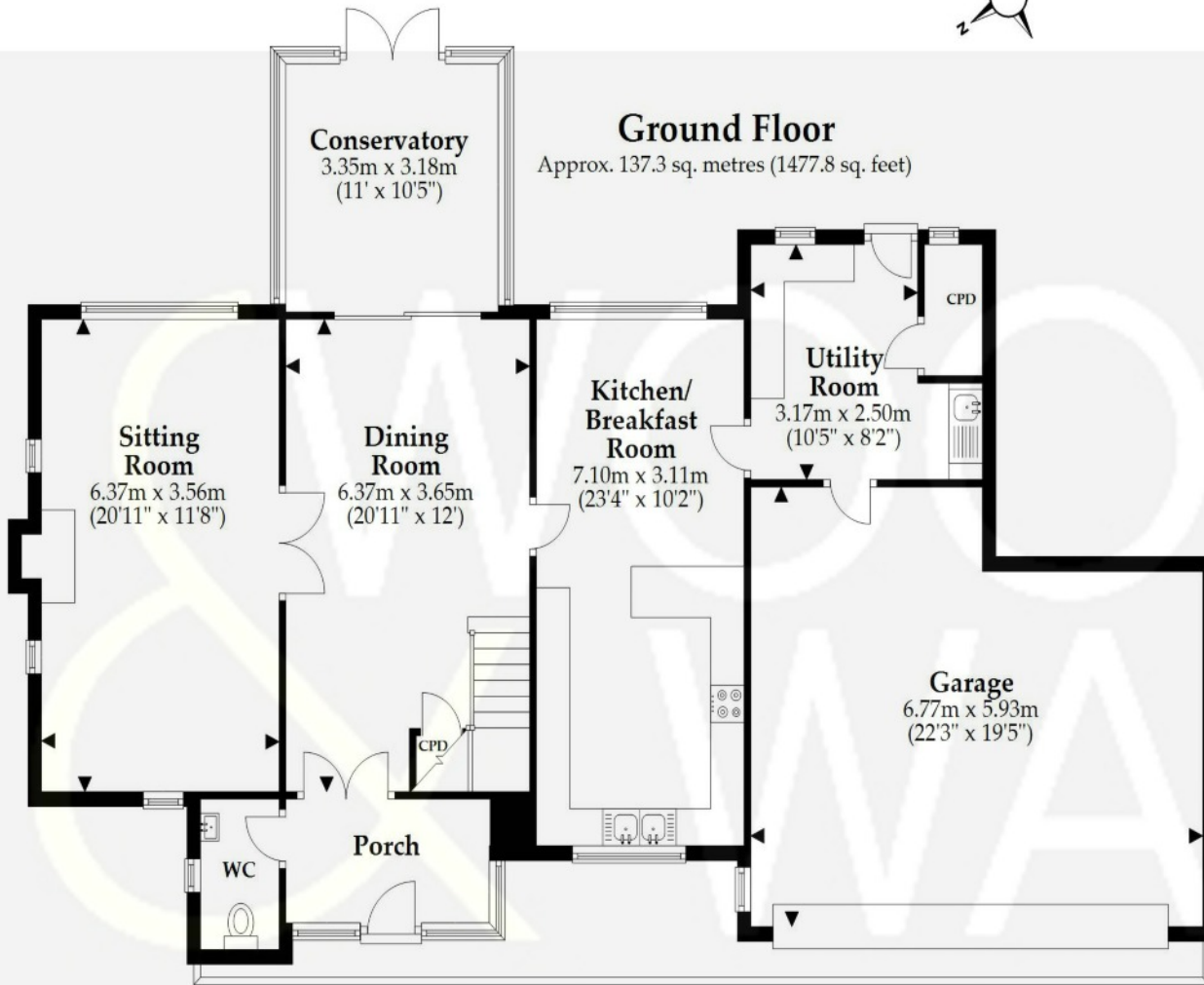






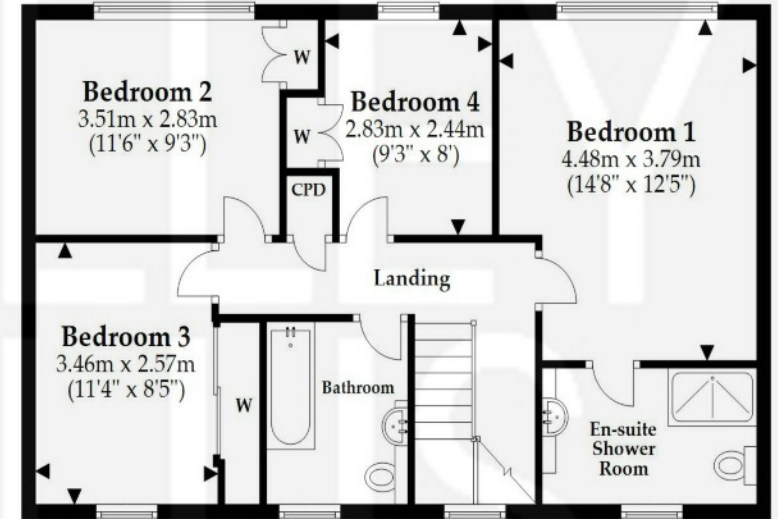
Ground Floor

Approx. 137.3 sq. metres (1477.8 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Total area: approx. 204.2 sq. metres (2198.3 sq. feet)

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



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in June 2021.



To the rear of the dining hall there is a conservatory, providing a great outlook over the private rear garden with tiled flooring, a ceiling fan & French doors. To the side is the kitchen/breakfast room with Karndean flooring, upgraded base & wall units with Quartz worktops, two separate ovens, a grill, electric hob with extractor over, fridge/freezer & water softener.

The utility room to the side of the kitchen, has ample storage, a basin and a cupboard with space for a tumble dryer & plumbing for a washing machine, there is access to the garden & the double garage which has a Garador remote controlled sectional garage door.

On the first floor there are four spacious bedrooms, three of which benefit from wardrobes & the master has an ensuite shower/wc with a heated towel rail & vanity cupboards which are also provided in the family bathroom/wc.







Exterior

The front garden is landscaped with a large block paved driveway with areas of lawn & inset flower beds & borders. Side access is provided to the rear garden which has a sunny aspect & provides a good degree of privacy. It is mainly laid to lawn with mature tree, shrub & flower borders, patio areas, a greenhouse, wood store & two sheds which are available subject to negotiation.

All in all, a fabulous family home in a quiet & sought after location which has been upgraded considerably by the new owner, benefitting from gas central heating, double glazing & an alarm system.

Services

Connected to mains services.



EPC Rating: Current: 62D Potential: 77C

Council Tax Band: F

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380, E: ringwood@w-w.co.uk.





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