



Ashley Drive North, Ashley Heath, Ringwood BH24 2JL

**WOOLLEY  
& WALLIS**

# WOOLLEY & WALLIS

**Guide price: £1,350,000**

Five bedroom gated executive style family home down a private road. On about 1/3 of an acre. Refurbished to a high specification by current owners. Electric gates with intercom. Wifi throughout with ethernet cabling. Walking distance to Moors Valley Country Park.

 3  5  4

## 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 & a local Post office. 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.

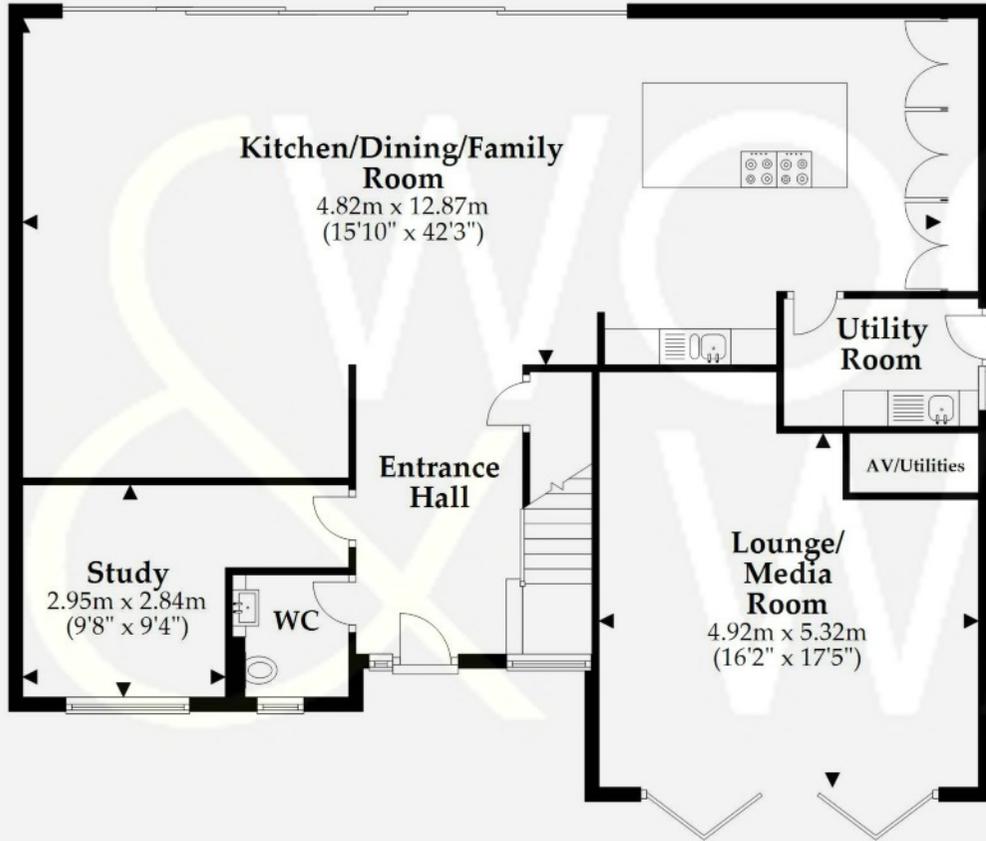
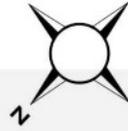
## Interior:

Covered entrance porch leads into the large hallway which flows to the open plan kitchen/dining/family room with Karndean flooring throughout. Bespoke kitchen with Corian moulded wall and base units with soft closing. Integrated appliances including 2 x Siemens double ovens, microwave and steamer. Bosch dishwasher, fridge, wine cooler, waste disposal unit and boiling water tap. Centre island breakfast bar with induction hob, Wok gas burner and Teppanyaki hot plate. Pop up USB and plug sockets. Three sets of sliding doors opening onto the decking area with power blinds



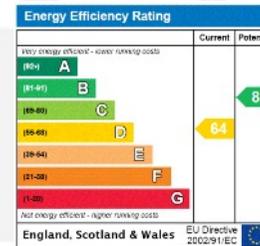
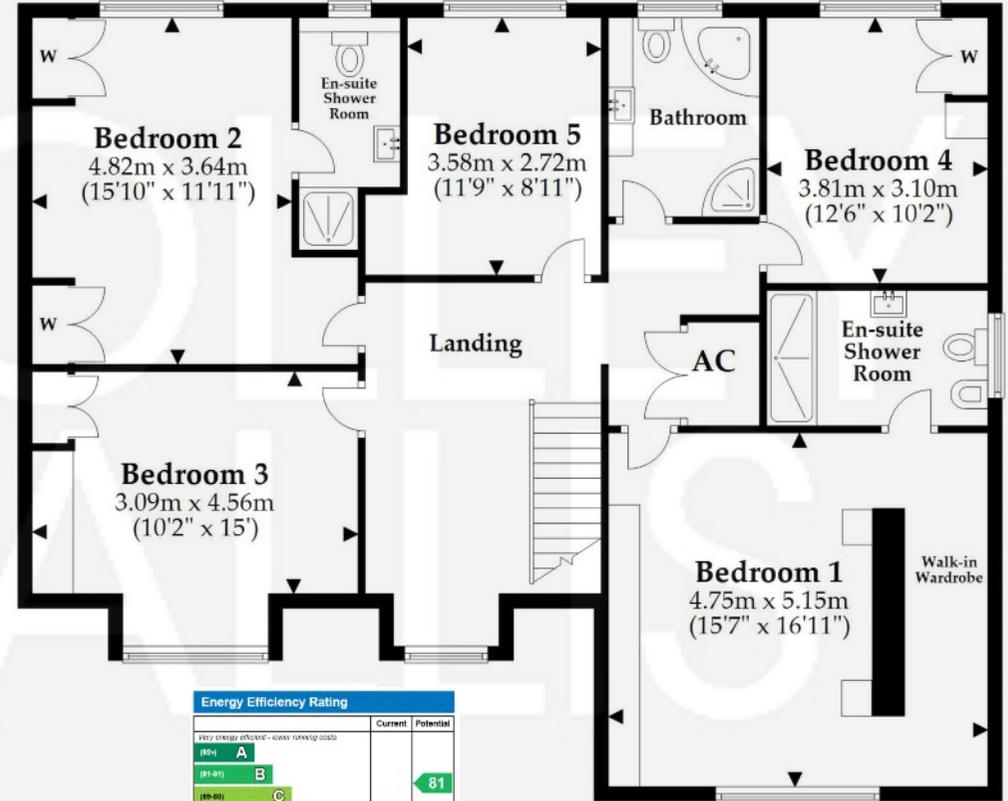
## Ground Floor

Approx. 130.5 sq. metres (1404.2 sq. feet)



## First Floor

Approx. 120.5 sq. metres (1296.7 sq. feet)



Total area: approx. 250.9 sq. metres (2700.9 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 February 2024.





to all doors. The utility room houses the boiler with space for washing machine, tumble dryer and fridge/freezer. Door to the side garden.  
The lounge/media room has integrated surround sound speakers and a 75" TV. Power blinds including blackout, perfect for movie nights. Media cupboard housing the wifi, ethernet cabling and water softener to the whole house.  
A study and cloakroom complete the downstairs.

An open staircase leads to the large landing with a feature window to the front of the property and double airing cupboard.  
Bedroom one has a fitted drawer unit and wardrobes built-in to behind the headboard. En-suite fully tiled shower with walk-in rainfall shower, wash hand basin and w.c. Touch light mirror. Kardean flooring.  
Bedroom two has a double wardrobe with sliding doors, hanging and shelving. En-suite fully tiled shower room.  
Bedrooms three, four and five are serviced by the family bathroom. Corner bath with shower attachment, walk-in rainfall shower, built-in vanity unit with wash hand basin and w.c.





#### Exterior:

Property is located down a gravel driveway to one of four properties. Electric wooden gates with intercom. Block paved driveway with parking for several vehicles bordered by shrubs and trees and a lawn to the side. Gates either side to the rear garden. The private rear garden is mainly laid to lawn, fenced with shrubs and trees bordering. A decking area runs along the rear of the property. A brick paved seated area with a gas fire pit to one corner of the garden and a Summerhouse to the other. With power, lighting, wifi and an outdoor speaker for the music system. A garden shed is to the rear of the summerhouse and a gate leading directly to the playing fields. Lighting across the rear fence and rear of the property.





### Agents note:

Blinds to all windows to be left. Lighting in family/dining room, media room and bedroom one dimmable.

**Tenure:** Freehold

**Services:** All mains and services connected.

**Local Authority:** Dorset District Council

**Council Tax Band:** G

**EPC Rating - Current;** 64D **Potential;** 81B

### 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](mailto:ringwood@w-w.co.uk)



