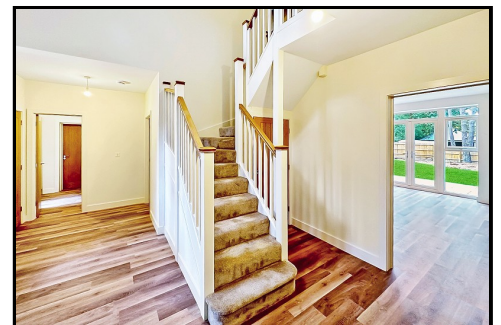




Coppice House Woolsbridge Road, Ashley Heath, Hampshire. BH24 2LX

£895,000



Ross Nicholas & Company Limited
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Dorset, BH23 5EY
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Designed by award winning architects and constructed in partnership with one of the South's leading development companies, we are delighted to bring forward Coppice House. Situated in the heart of Ashley Heath and ready to move into, this is a wonderfully unique opportunity to purchase a fantastic four bedroom new build home of some 1700 sq ft on a self contained plot of around 0.45 acre in this most prestigious sylvan setting.



PILLARED COVERED ENTRANCE

Contemporary wall uplighting, composite entrance door leads into the:

SPACIOUS ENTRANCE HALLWAY

Stunning entrance with double height vaulted ceiling, cupboard housing the hot water cylinder, under stairs storage cupboard, ceiling light point, high level dormer style window to the front flooding the area with natural light.

GROUND FLOOR WC

Fitted with a hidden cistern style low level flush WC and wash basin set onto a vanity unit providing storage beneath. Opaque double glazed window to front, chrome ladder style towel radiator.

KITCHEN/DINING ROOM

A fantastic sized room flooded with light from the large double glazed windows to the side and rear with a set of double doors leading out onto the patio area and rear garden beyond. The Kitchen itself is finished to the highest quality with a range of country cream units with areas of veined Stone work surface over providing a wonderful contrast. Further there is a large Island unit with a four ring Induction hob with down draft extractor, further integrated appliances include a NEFF eye level double oven, NEFF fridge/freezer and also a full size dishwasher. Inset ceramic one and half bowl sink unit with engrained drainer adjacent and mixer tap over. Numerous recessed ceiling spotlights and pendant lighting in the dining end. Parliament hinged Oak doors then lead into the:

LIVING ROOM

A superb reception space with double doors leading outside onto the rear garden with windows adjacent. Television point, double power points, ceiling light point, return door to the hallway.

BEDROOM FOUR / STUDY

Situated to the front of the property and benefitting a pleasant outlook over the front garden via a Sash style window, ceiling light point, BT telephone point and television point, ample space for bedroom or office furniture.

BEDROOM 2

Situated to the rear of the property and enjoying a lovely outlook over the expansive rear garden, recess for wardrobes upon entering and further space for fitted or freestanding units, ceiling light point, power points, door to:

EN SUITE SHOWER ROOM

Fitted with a high quality three piece suite comprising walk-in enclosed shower cubicle with chrome fittings including a full size rainforest shower head with personal hand shower attachment adjacent, low level flush hidden cistern style WC and mounted wash hand basin with vanity unit beneath, recessed ceiling spotlights, fully tiled walls and floor, chrome ladder style towel radiator.

UTILITY ROOM

Situated to the front of the property and of good size with large Sash window to the front, ceiling light point, base cupboard units with laminate work top over, space for under counter utilities, cupboard housing the Ideal Logic Gas fired boiler. Door to Integral Garage.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Ceiling light point, doors to all first floor rooms.

BEDROOM 1

Benefitting a stunning outlook to the rear via the dormer window with a large recess for wardrobes or fitted walk-in wardrobe if preferred, ample space for further units, ceiling light point, power points. Door to:

EN SUITE SHOWER ROOM

Comprising a stunning three piece suite with large walk-in shower cubicle with rainforest shower head and personal hand shower attachment, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC, chrome ladder style towel radiator, Velux style window to front.

BEDROOM 3

Dual aspect with Velux style window to front and dormer style window to rear, ample wall space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted double panelled radiator.

BATHROOM

Fitted with a quality suite comprising panel enclosed curved bath with independent shower fittings over and mixer tap beneath, hidden cistern style low level flush WC and inset wash hand basin with vanity unit, part tiled walls and tiled floor, Velux style window to rear.



OUTSIDE

The rear garden is a tremendous feature of the property with the whole of the plot encompassing some 0.4 acre with a large degree of this sectioned to the rear garden. Immediately abutting the rear of the property is a large Indian Sandstone patio area leading onto an expanse of lawn with mature Scots Pine trees interspersed with a low maintenance planting area to the rear and all enclosed by new timber fencing. Pedestrian gate to the side then leads to:

THE APPROACH

Laid mainly to washed gravel providing driveway access to the property over a brick paved entrance with large amounts of parking available and two designated parking spaces laid to brick paving with an electric car charging point. The front garden is laid to low maintenance bark borders with mature trees and hedging interspersed ensuring seclusion. At the head of the driveway, access is then provided to the:

INTEGRAL GARAGE

Accessed via an electrically operated sectional roller door of good proportions and giving way to a very spacious Garage with high ceilings and entrance ensuring most vehicles can fit in height and length. There is then also power and light within and a pedestrian access door to the rear leading to the rear garden and a door leading into the Utility Room directly.

NEW HOMES WARRANTY INFORMATION

The property will be sold with the benefit of a 10 Years ICW Warranty.

DIRECTIONAL NOTE

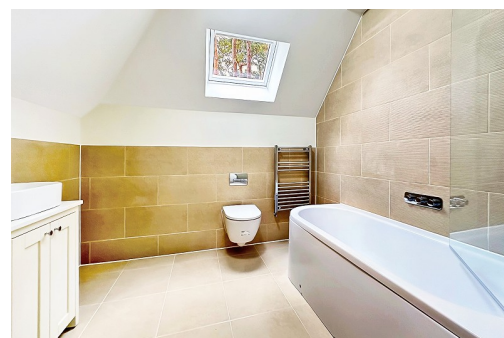
Using the What three Words App enter in the words: [///tables.craft.vacancies](http://tables.craft.vacancies) which will take you to the development.

PLEASE NOTE

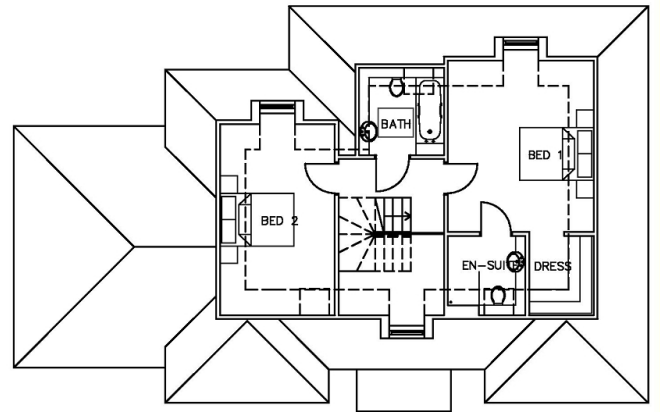
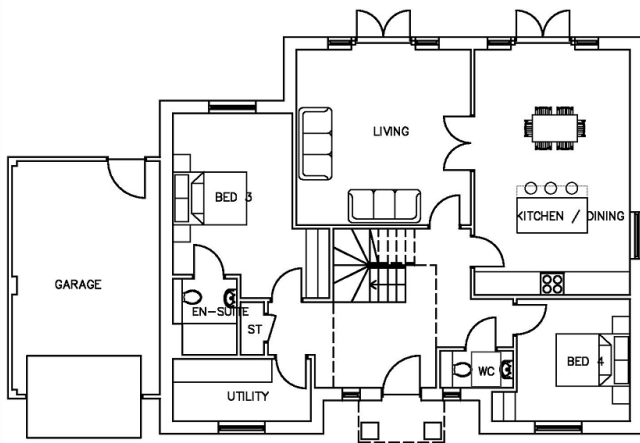
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

Tenure

The resale tenure for this property is Freehold



Floor Plans



Total Area - 1709.3 sqft - 158.7 sqm

Kitchen/Dining

6.3m x 4m - 20'8" x 13'1"

Living

4.5m x 4.4m - 14'9" x 14'8"

Utility

3.5m x 1.6m - 11'8" x 5'3"

Bedroom 1

4.4m x 3.7m - 14'5" x 12'3"

Ensuite

1.9m x 1.7m - 6'6" x 5'10"

Dressing Room

2m x 1.6m - 6'8" x 5'5"

Bedroom 2

4.9m x 2.9m - 16'1" x 9'8"

Bathroom

2.2m x 2.1m - 7'4" x 7'2"

Garage

3.8m x 6.0m - 12'6" x 19'8"
(Garage Door Width: 3m - 9'10")

Bedroom 3

4.7m x 3m - 15'7" x 10'1"

Ensuite


1.9m x 1.6m - 6'5" x 5'5"

Bedroom 4

3.1m x 2.9m - 10'4" x 9'7"

WC

1.8m x 0.9m - 6'2" x 3'1"

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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