

Whitfield Park,
Ashley Heath, Ringwood, BH24 2DX






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MOVING BEYOND EXPECTATIONS



Guide Price: £830,000

Sitting on an extremely generous plot within one of Ashley Heath's most desirable cul-de-sac locations is this imposing five bedroom detached family residence in Whitfield Park. Offering a modern, open plan kitchen/dining space, a spacious sitting room, large conservatory, integral garage and a utility room the property also benefits from backing onto protected woodland and is perfectly located to take advantage of local rural dog walks. Further profiting from an en-suite, downstairs WC and a spacious driveway offering off road parking for multiple vehicles this fantastic home must be viewed to be appreciated.

 2  5  3  Double Garage + Driveway

- Five Bedroom Detached House
- Double Garage and Parking For Multiple Vehicles
- Large South Facing Garden backing onto Woodland
- Contemporary Open Plan Kitchen/Dining Room
- Spacious Living Room and Downstairs Office
- Ensuite Shower Room and Downstairs WC
- Short walk to Open Heathland and Forest
- Utility Room with Garden Access

Entrance

Approached via an open block paved driveway the property features a large covered storm porch with lighting and an opaque Double Glazed front door provides access to the hallway. The bright and spacious hallway has been fitted with Italian tile flooring and houses an understairs storage cupboard.

Sitting Room

The spacious sitting room accessed via the hallway enjoys dual aspect windows to the side of the property and provides access to the south facing conservatory via large sliding doors. The living area provides ample space for large sofa suites as required

Kitchen/Diner

With two access doors from the hallway the open plan kitchen/diner features double aspects to the front and back of the property and continues the Italian tiled flooring. The bespoke designed kitchen from Schmidt's comprises of an induction hob, stainless steel sink, drainage board and hose tap, Bosch double oven/microwave, integrated dishwasher, fridge freezer and is complete with base and eye level handle-less high white gloss units. A contrasting large breakfast bar with stool seating seamlessly provides separation to an area suitable for a large dining table and chairs whilst the front facing window found to the dining room end is fitted with modern shutters.

Utility Room

Accessed via the kitchen the utility room provides further base and level units with worktops and houses the boiler for the property. Complete with private external door to the garden the utility has space and plumbing for a washing machine and tumble drier.

Downstairs WC

Designed to a modern specification the downstairs WC comprises of a low-level WC, towel rail, basin with vanity unit and a wall mounted mirrored cupboard.

Study

This versatile room is found to the front left of the property and features carpeted flooring and double

Glazed window with shutters. Currently utilised as a home gym, this room could be a fantastic home office or ground floor bedroom.

Conservatory

Accessed via the sitting room and enjoying views across the garden is the beautifully designed UPVC conservatory. This bright south facing space has ample room for large furniture and provides two access doors to the private patio.

Landing

A carpeted staircase with window to front aspect (shutters fitted) leads to the first floor landing which features a large cupboard and access to the loft.

Bedroom 1

Enjoying elevated views of the garden and woodland beyond the largest of the five first floor bedrooms is fitted with a bank of wardrobes and dressing table and enjoys use of ensuite shower room. Comprising of a walk in shower, WC and wash hand basin.

Bedroom 2

Bedroom two also enjoys views to the rear and is a well proportioned double room with fitted wardrobes.

Bedroom 3

Complete with carpeted flooring this double room is located to the front of the property and is fitted with a roller blind.



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Bedroom 4

Found to the rear of the property, overlooking the garden bedroom four features carpeted flooring and another fitted blind.

Bedroom 5

A single bedroom perfectly suited for a second home study or child's bedroom.

Family Bathroom

The modern family bathroom has fully tiled floors and walls and is a bright space benefiting from an opaque window to the front. Complete with a dual supply (gas and electric) towel rail, panelled bath with shower attachment, walk in shower and wash hand basin with vanity storage.

Double Garage

The double garage benefits from an electric up and over door and can also be accessed via private door from the kitchen. Offering ample space for a car, the garage houses the properties water softener system and is complete with another door to the garden.

Garden

Secure gated access can be gained from both sides of the property and the large south facing garden has been predominantly laid to lawn. Boasting an impressive patio area and shed storage the garden also features a raised summerhouse with decking and is completely enclosed via board fencing and mature flowerbeds.

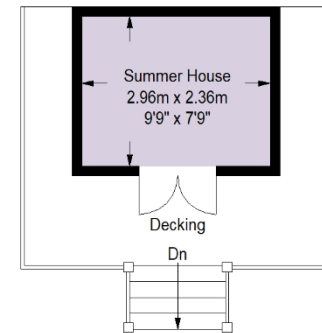
Location

Occupying an enviable position of a quiet cul-de-sac in Ashley Heath, the house is perfectly located for dog walkers and hikers thanks to the nearby Ringwood Forest and Castleman Trailway. Ashley Heath is a convenient and a sought after area just a short distance from the popular and bustling market town, Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and is a 'stone's throw' from the family friendly Moors Valley Country Park.



Approximate Gross Internal Area
 Ground Floor (Including Double Garage) = 125.5 sq m / 1351 sq ft
 First Floor = 80.3 sq m / 864 sq ft
 Summer House = 6.9 sq m / 74 sq ft
 Total = 212.7 sq m / 2289 sq ft

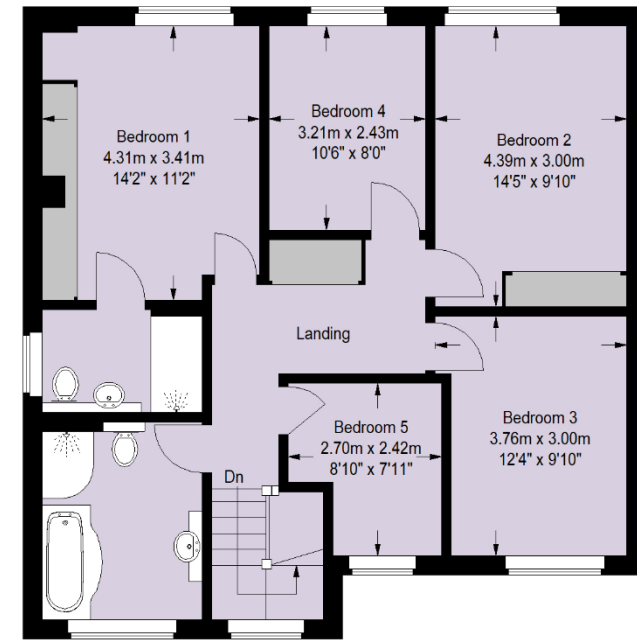
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 76 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

