

**Woodland Glades, Peveril Close,**  
Ashley Heath, Ringwood, BH24 2PT







MEYERS  
BUILDING BEYOND EXPECTATIONS



MEYERS  
BUILDING BEYOND EXPECTATIONS



MEYERS  
BUILDING BEYOND EXPECTATIONS



MEYERS  
BUILDING BEYOND EXPECTATIONS

# Offers In Excess Of: £780,000

Built CIRCA 2017/18 - This spacious and well maintained, 2198 SQFT, chalet home is offered to the market with vacant possession. Comprising three double bedrooms with a dressing area and en suite shower room to the primary suite, with two further double bedrooms and a separate bathroom on the first floor and a double bedroom and jack and jill bathroom on the ground floor with a bright and airy open plan sitting/dining room and kitchen, with a glazed vaulted ceiling over the kitchen, utility room and integral garage. Situated in a quiet cul de sac location with a private gated entrance and enclosed, private, low maintenance gardens with multiple off road parking. The property has also been re-decorated with new carpets throughout ready for sale.

 1  4  3  Multiple Vehicles

- Built Circa 2017/18 - Approx 4 Years Build Warranty Remaining
- Ground Floor Bedroom and En Suite Facilities
- Primary Bedroom with En Suite and Dressing Area
- Gas Underfloor Heating to the Ground Floor
- Open Plan Kitchen/Dining/Sitting Room with Glazed Vaulted Ceiling
- Twin Bi-Folding Doors from the Sitting Room and Kitchen
- Four P.V Solar Panels
- New Carpets and Decoration
- Off Road Parking and Private Gated Entrance
- Moments from Moors Valley Country Park and Castleman Trailway

## Entrance Porch and Hallway

A covered area provides shelter before entering the property via a composite front door which leads into the bright and airy hallway which provides access to a ground floor double bedroom with a jack and jill shower room and the open plan sitting room and kitchen/dining space. A built in cupboard under the stairs provides storage for coats and shoes and houses the underfloor heating manifold. Stair rise to the first floor landing from here and a Velux window provides natural light into the hallway.

## Ground Floor Bedroom 4

The property offers ground floor living with a spacious double bedroom located to the front of the property with an aspect over the gardens and benefitting from a Jack and Jill shower room and WC. There is ample space for a king or queen size bed and freestanding furniture.

## Ground Floor Shower Room and WC

The Jack and Jill ground floor shower room provides en suite facilities to the ground floor bedroom and is also accessed from the hallway. Comprising a low level WC, wash hand basin with a mixer valve tap and storage vanity unit below with a tiled splashback, wall mounted towel, walk in corner shower enclosure with an overhead shower and a separate attachment and mixer valves, enclosed with tiled walls and tiled flooring.

## Sitting/Kitchen/Dining Room

The open plan kitchen, dining and sitting room is the hub of the property and is located at the rear of the home expanding the entire width of the ground floor with a centralised feature fireplace (potential for a log burner if required) and two sets of bi-folding doors which

provide a natural flow leading directly out to the secluded rear garden and patio area. The sitting area itself has ample space for a large sofa suite and freestanding furniture.

The shaker style kitchen is set beneath a bespoke, glass vaulted ceiling and floor to ceiling glass wall panels. The kitchen itself has a comprehensive range of floor and wall mounted cupboards with a centralised island and breakfast bar with a granite worksurface, upstands and window sill over which is fitted with an inset Franke stainless steel sink and a half unit with a counter top drainer, mixer and softened water tap over. Appliances within the kitchen include a Neff hide and slide oven, combination oven/grill to the side and warming drawer below, Neff five Ring induction hob within the island, integral Neff dishwasher and fridge/freezer and an undercounter wine cooler features within the island and an

electrical pop-up socket. The island worktop has an overhang to allow for bar stools. The kitchen/dining flooring is laid with a ceramic tile to separate the area from the sitting room and leads into the utility area. There is space within the dining area for a 6 to 8 seater dining table and chairs.

## Utility Room

Accessed from the kitchen, the utility room has additional floor and wall cupboards with a contrasting work surface which is fitted with an additional stainless steel sink unit and drainer with a mixer tap over. There is space and plumbing for a washing machine and tumble dryer and a UPVC personnel door leads to the side garden which also access the front and rear garden via pedestrian gates. A fire door also leads into the integral garage from here.

## First Floor Landing

Stairs from the hallway rise to the bright and airy first floor landing

which provides access to all three first floor bedrooms and family bathroom and features a walk-in linen cupboard which is fitted with shelving for linen and a radiator.

## Bedroom 1/En Suite/Dressing Area

The spacious primary bedroom suite has ample space for a king or queen size bed space with a Velux roof light, wall mounted radiator and provisions for wall mounted TV and an open archway leads into the dressing area which also benefits from a secondary Velux window.





The en suite bathroom comprises a low-level WC, wash hand basin with a mixer tap over and vanity storage unit below, 'P' shaped panelled bath with mixer taps and valves with a shower over, enclosed with a curved glass screen and tiled walls and flooring with electric underfloor heating, wall mounted towel rail and a Velux roof light.

### **Bedroom 2**

The second bedroom enjoys an aspect over the front garden and also benefits from a Velux window. There is ample space for a king size bed and free standing furniture.

### **Bedroom 3**

Also being located to the front aspect. Another double bedroom with space for a king size bed and freestanding furniture. A low level door also leads into the eave storage space.

### **Family Bathroom**

The family bathroom serves bed two and three and comprises a low-level WC, wash and basin with vanity storage unit below, mixer tap and tiled splash back over, panelled bath with mixer taps and separate handheld shower attachment enclosed with tiled walls, corner walk in shower enclosure with a rainfall shower head and mixer valves and tiled walls and flooring with electric underfloor heating and a wall mounted towel rail.

### **Integral Garage**

The integral garage is accessed from an electric up and over door or internal door within the utility room. The Vaillant boiler and fuse board is housed with and benefits from multiple power sockets.

### **Externally**

The front of the property is approached via double gates

which provide seclusion and privacy, there are provisions to electrify the gates if required. A sweeping block paved drive is surrounded by shrub borders, lawn and fenced boundaries and offers off road parking for multiple vehicles.

The property sits centrally on its plot with access all around. The rear garden is mainly laid to lawn with oak shrub borders and fenced boundaries with a large patio area directly off the rear of the property and bi-fold doors from the sitting room and kitchen, ideal for alfresco dining and outdoor entertainment. There is a gravelled area to one side of the property which houses the garden shed and has a covered area for storage. To the other side of the property, a side garden can be accessed from the front via a pedestrian gate, this area is great space for washing as you can access from the utility, an area for the bins and dogs as it has been sectioned off with a small picket

fence and gate.

### **Location**

Situated within a cul de sac in Ashley Heath, Woodlands Glades is a small development of four detached chalet homes located at the end of Peveril Close and is easily accessible from the A31 and surrounded by a Nature Reserve. It is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. Ashley Heath is a sought after area found just a short distance from the popular and bustling market town of 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 popular Moors Valley and Avon Heath Country Parks and the Castleman Trailway, local beaches and is a 'stone's throw' from the popular Moors Valley and Avon Heath Country Parks and the Castleman Trailway.

### **Agents Note**

This bespoke home offers comfortable and versatile living accommodation over two floors and is filled with modern day conveniences and benefits from approx four years remaining on the new build warranty. Our client has owned the property from new and has fitted new carpets, professionally decorated throughout and has commissioned a deep clean ready for sale for the new owner to enjoy.

### **Mains Drainage and Gas District Council - Dorset**







**M**  
**MEYERS**  
MOVING BEYOND EXPECTATIONS



**M**  
**MEYERS**  
MOVING BEYOND EXPECTATIONS



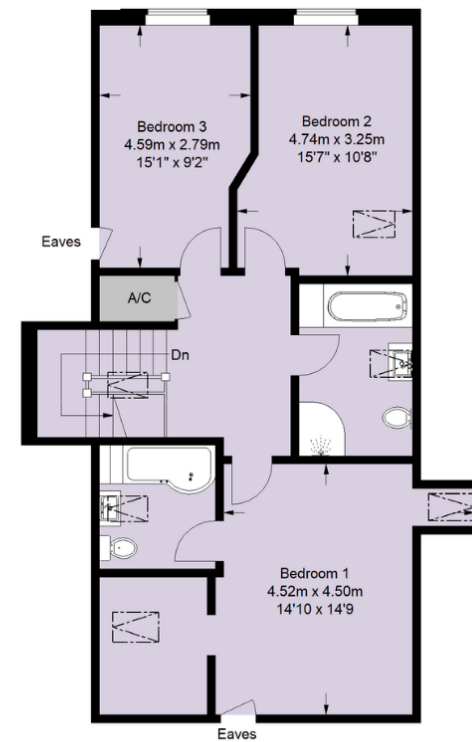
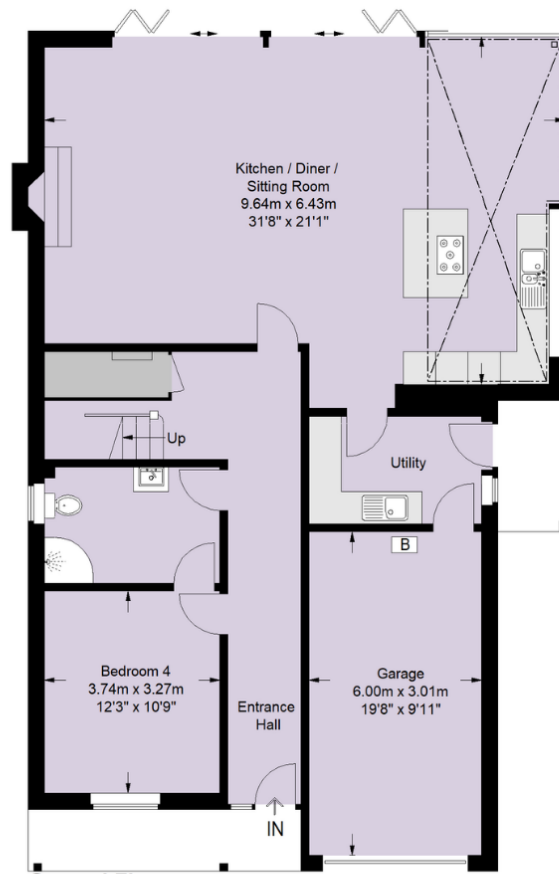
**M**  
**MEYERS**  
MOVING BEYOND EXPECTATIONS



**M**  
**MEYERS**  
MOVING BEYOND EXPECTATIONS



GROUND FLOOR



FIRST FLOOR

PARKING:  
(MULTIPLE)

WOODLAND GLADES  
ASHLEY HEATH  
BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	1366 SQ FT
FIRST FLOOR	832 SQ FT
TOTAL FLOOR AREA	2198 SQ FT
COUNCIL TAX	G
EPC RATING	B
APPROXIMATE UTILITY COSTS	

Copyright: Meyers Estates 2021

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

01425 561227  
Ringwood@meyersstates.com  
www.meyersstates.com

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.

