

The Pines, Ashley Drive North,
Ashley Heath, Ringwood, BH24 2JL





Guide Price: £850,000

Perfectly positioned in one of Ashley Heath's most desirable roads this one off, new build SIPs construction, eco-friendly chalet style home has been built to an exceptional standard by a local builder and offers versatile living with modern and traditional styling throughout. Incorporating a spacious sitting room with wood burning stove, kitchen/breakfast room with a central island opening into the dining room and featuring twin bi-folding doors leading out to the patio and rear garden. Three bedrooms with two on the first floor, principle with an en suite and a separate bathroom with the third bedroom and en suite on the ground floor providing versatile living accommodation. The property is nestled within a tree lined plot and is situated down a private gravel drive way, set behind electric gates and benefits from multiple off road parking and a detached garage.

 2  3  3  Multiple Vehicles

- Three Double Bedroom New Build Chalet Home
- SIPs Eco Friendly Construction
- Air Source Heat Pump and Underfloor Heating
- Spacious Sitting Room with Log Burner
- Kitchen/Breakfast Room with Central Island and Utility Room
- Separate Dining Room with Bi-fold Doors
- Ground Floor Bedroom with En Suite Shower Room
- Timber Framed Garage with Hormann Electric Door, Power and Lighting
- Sought After Location Moments from Moors Valley Country Park

Entrance

A UPVC anthracite composite front door leads into the bright and airy entrance hallway which provides access to the ground floor bedroom, sitting room and kitchen/breakfast room. An internal door from the hallway leads to the under stairs storage cupboard which houses the Daikan control panel for the air source heat pump and manifold and is fitted with electrical sockets, wall mounted ethernet connection port and has lighting within. Stairs rise to the first floor landing and the hallway has been finished with Herringbone Karndean flooring which also flows into the kitchen/breakfast room, utility and dining room.

Sitting Room

The dual aspect separate sitting room is spacious in size and features a bay window to the

front elevation with a central brick chimney breast with an 'Arada' Ecoburn 5KW widescreen log burning stove on a stone hearth with Oak mantle over.

Kitchen/Breakfast Room

A glazed internal door from the hallway leads into the kitchen/breakfast room which has been fitted with a comprehensive range of shaker style floor and wall mounted units with brushed gold fittings and marble quartz stone worksurfaces and upstands and is fitted with a Franke under counter 1-1/2 bowl sink unit with stainless steel Quooker boiling water tap over. Appliances within the kitchen include a mid-height hide and slide Neff oven with combination oven above and an integral fridge/freezer and dishwasher. Further features include a larder style cupboard, pull out bin storage, pan drawers and a

centralised 2.2m island with matching quartz worksurface, fitted with an Elica high performance venting induction hob and an overhang provides a breakfast bar which has space for four stools. An internal door within the kitchen provides access to the utility room which is finished with matching units and work surfaces with double opening doors to house the washing machine. Four meter anthracite aluminium bi-folding doors lead directly out to the patio and garden beyond allowing a seamless flow of outside/inside living.

Dining Room

Double opening glazed doors lead from the kitchen/breakfast room into the dual aspect dining room where there is ample space for a 6 to 8 seater dining table and chairs and freestanding furniture or sofa if required. A second set of 3m

bi-fold doors open out to the outdoor patio area. Perfect for alfresco dining and entertaining.

Ground Floor Bedroom and En Suite

Bedroom three is located on the ground floor and enjoys an elevation to the front. The double room provides ground floor living if required and benefits from double USB sockets and provisions for wall mounted TV. There is an alcove space for a freestanding or fitted wardrobes and an internal door leads into the fully tiled ensuite shower room with 'Armera' fittings, comprising a low level WC, wall mounted ceramic basin with a mixer tap and vanity storage unit below with an inset illuminated mirror over, towel rail and a walk-in shower with rainfall showerhead, separate shower attachment and wall mounted valves.

First Floor Landing

The carpeted stairs with painted spindles and newel posts and an Oak handrail leads to the first floor landing which features a vaulted ceiling with L.E.D lighting. The landing provides access to the first floor bedrooms and bathroom and an internal door on the landing provides access to a useful storage cupboard which benefits from an electric heater and can be shelved for linen.

Bedroom 1

The primary bedroom has an aspect over the rear garden and also features a vaulted ceiling. There is ample space for king size bed and is fitted with USB sockets, L.E.D lighting and has provisions for a wall mounted TV. Access into the eaves provide further storage and an internal door leads into the fully tiled en suite shower room

which comprises 'Armera' fittings to include a low-level WC, wash hand basin with vanity unit drawers and mixer tap, shaving point, wall mounted towel rail, corner shower enclosure with a rainfall showerhead, separate attachment and wall mounted valves. An additional door leads into walk in eave storage space which has power and lighting within and houses the pressurised water tank.

Bedroom 2

Also double in size with a vaulted ceiling and front elevation and benefitting from USB sockets, LED lighting and provisions for a wall mounted TV.

Bathroom

Another beautifully fitted bathroom with matching fittings to comprise a low level WC, wall mounted wash hand

basin with mixer tap, shaving point, towel rail and a double ended bath with handheld attachment, wall mounted valves and alcove shelving. All enclosed with tiled floors and walls.

Garage

The detached garage has an anthracite sectional Hormann electric roller door and there is ample room within to house a vehicle. The garage benefits from power and lighting and there is space in the apex for additional storage.

Externally

You are greeted at the front of the property with brick piers and pier caps with wrought iron electric gates and an intercom system which provides entrance to the private gravelled driveway which features exterior lighting and shrub borders. The drive way leads to

a parking area to the side of the property for multiple vehicles and access to the detached garage. Sandstone pathways lead around the property and provide access to the covered storm porch and front door.

The property is centralised on its plot to allow for full access to both sides where there is space for outbuildings and sheds if required. The beautiful, secluded and tree lined plot has been landscaped with Oak sleeper retaining walls, exterior lighting, sandstone pathways which lead to the rear elevation and large patio area which can be accessed directly off the kitchen and dining room, the perfect area for outdoor dining and entertaining. Steps from the patio lead up to the lawned garden which is enclosed with board fencing and shrub/tree borders. A truly unique, one off plot and position which fits perfectly with its surroundings.

Location

Situated within the heart of Ashley Heath, Ashley Drive North is easily accessible from the A31 and surrounded by a Nature Reserve 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 Park.

Features

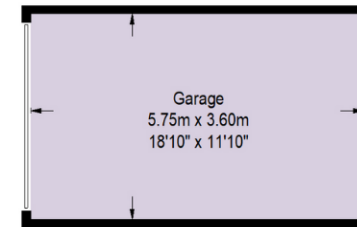
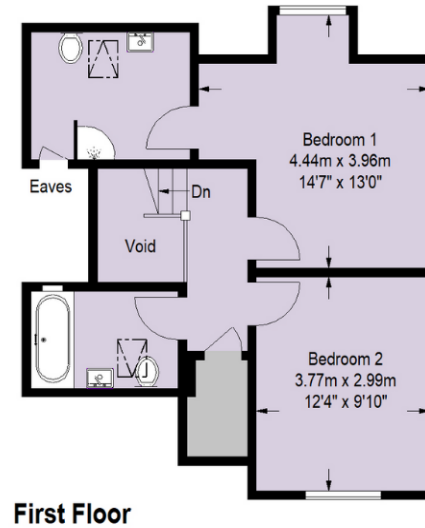
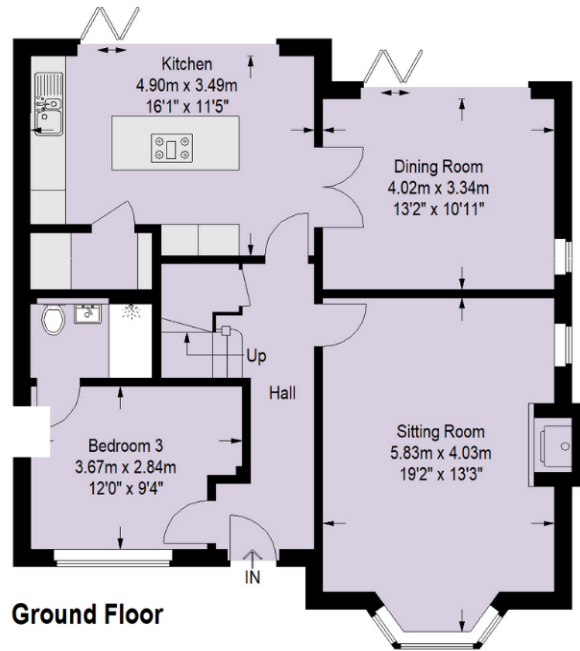
- *Eco Friendly New Build – SIPs Construction. (Structurally Insulated Panels)
- *10 Year New Build Warranty
- *Air Source Heating – Mains Gas and Electric
- *Vaulted Ceilings Throughout the First Floor
- *Underfloor Heating to the Ground Floor
- *Flush Casement UPVC Windows
- *Highly Energy Efficient Home
- *Electric Gates and Intercom System

Council Tax Band – F
EPC - C
Council - Dorset





Approximate Gross Internal Area
 Ground Floor = 81.1 sq m / 873 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 (Excluding Void)
 Garage = 20.7 sq m / 223 sq ft
 Total = 145 sq m / 1561 sq ft



(Not Shown In Actual
Location / Orientation)

PARKING: 
(MULTIPLE)

ASHLEY DRIVE NORTH | ASHLEY HEATH | RINGWOOD | BH24

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