

**Ashley Drive South**  
Ashley Heath, BH24 2JT









## Guide Price: £765,000

Sitting centrally on a prominent plot in one of Ashley Heaths most desirable roads is this versatile detached home. Occupying approximately a quarter of an acre and offering a large open plan living space the property features five bedrooms and the possibility of further extension potential with planning approved. Boasting impressive bright and airy accommodation throughout, driveway parking for multiple vehicles, a utility room, a substantial primary suite with ensuite and walk in wardrobe, wraparound south westerly facing gardens and large loft storage. Contact us today to arrange your viewing of this fantastic family home.

 3  5  3  Multiple



- Detached Chalet
- Driveway Parking for multiple Vehicles
- Large 'L-Shaped' open plan living space
- Fantastic Plot with Impressive Wraparound Gardens
- En-suite & Walk-In Wardrobe
- Within Catchment for the popular St. Ives School
- Utility Room
- Extension Potential with Planning Permission Granted
- Option for Multi-Generational Living

### **Entrance**

Hidden behind wooden gates and hedgerow borders the property is approached via a shingle driveway with ample off road parking for multiple vehicles. Private gates and fencing with Hikvision security camera access provide further segregation to the open pathway approach to the front door. The internal hallway provides access to all principal ground floor rooms.

### **Sitting / Dining Room**

Featuring Karndean flooring and a bright and spacious feel the large 'L-shaped' living area enjoys views of the garden via double aspect South & West facing

double glazed window as well as providing access to a patio via French doors. Offering ample space for large sofa suites and dining area the sitting room also has a space currently utilised as an open reading area and houses the staircase to the first floor. This contemporary room is perfect for family entertainment.

### **Kitchen**

Featuring a canopy style bay window overlooking a second private patio area the kitchen can be accessed via the dining area, hallway or boot room. Complete with contemporary white units and contrasting wood effect worktops the kitchen comprises of a dishwasher,

Oven, induction hob, stainless steel extractor fan, space for free standing fridge/freezer and sink beneath the double glazed window.

### **Bootroom, Utility & WC**

Accessed via the kitchen or two external doors from the garden and patio areas is the impressively sized boot room ideal for external storage. This versatile space provides access to utility room with rear aspect window and space and plumbing for washing and tumble drier beneath a sink and worksurface. Furthermore the central bootroom offers access to a WC and separate large storage space suitable for bikes and housing the

recently installed Worcester combi boiler.

\*This significant area provides extension potential for further kitchen or living space. Speak to agent for planning permission details.

### **Bedroom 1**

Located to the front of the property and accessed via the hallway is the impressive principal suite. Originally two rooms, now converted to one this large bedroom features dual front facing double glazed windows, carpeted flooring and ample space for free standing furniture as required. Benefiting from a walk in wardrobe and an ensuite bathroom. The fully tiled ensuite comprises of

A low level WC, panelled bath, chrome heated towel rail, wash hand basin and vanity unit beneath an opaque window.

### **Bedroom 2**

Another large room with double aspects to the front and side via Double glazed windows. Featuring built in wardrobes and ample space for free standing furniture.

### **Bedroom 3**

Also located to the front of the property is the tastefully decorated third double bedroom with feature wallpaper.

### **Family Shower Room**

Accessed via the hallway is

**Patrick Hester**

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**Dan Godwin**

07921 630833

dan.g@meyersestates.com

The fully tiled family shower room. Comprising of walk in shower, chrome heated towel rail, WC and wash hand basin.

### **Bedroom 4 / Office**

Currently utilised as a home office bedroom four is also located on the ground floor and features Kandeian flooring and window to the side aspect overlooking the well maintained gardens.

### **Landing**

The first floor landing accessed via a carpeted staircase currently offers further study space and provides access to a large eaved storage and versatile additional room.

### **Loft Room / Bedroom 5**

Enjoying elevated views of the back garden is this versatile space currently utilised as double bedroom. Featuring a Velux window and ample space for free standing furniture as required.

### **Attic**

Located to the opposite end of the landing is this boarded storage space with lighting and power. Complete with double glazed window to the front aspect this spacious area offers further development potential subject to the necessary planning and building regulation consents.

### **Gardens**

Occupying a generous plot this pet friendly garden features large lawn areas and patios suitable for alfresco dining. Enclosed by board fencing and benefiting from South and West aspects the paths and patios wrap around the property and also include a courtyard perfect for an outdoor kitchen. The property includes a Pod Point Electric Vehicle Charger

### **Location**

Situated on a quiet and popular road in Ashley Heath, the property is extremely well positioned in a convenient location. Ashley Heath is 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 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 Avon Heath and the popular Moors Valley Country Park.

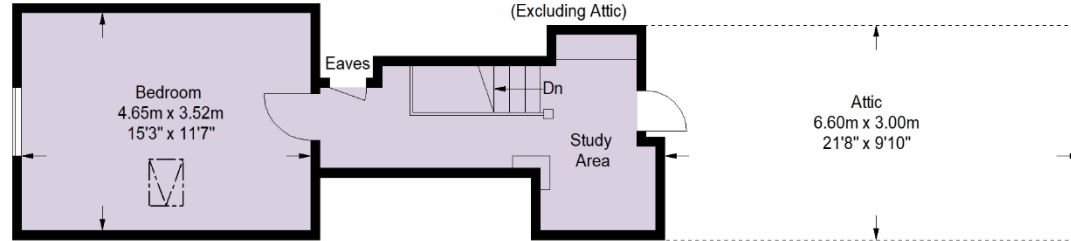
**EPC:** D

**Council Tax Band:** F

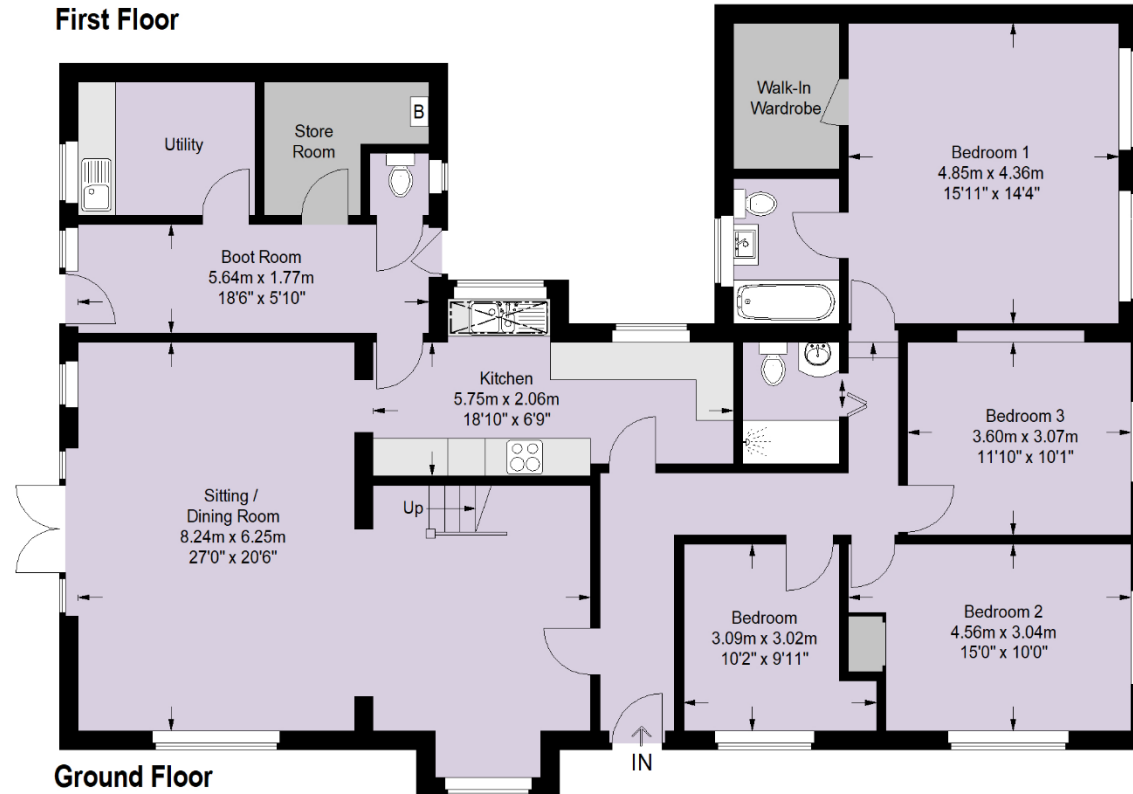
**Local Authority:** Dorset



Approximate Gross Internal Area  
 Ground Floor = 165.3 sq m / 1779 sq ft  
 First Floor = 27.1 sq m / 292 sq ft  
 Total = 192.4 sq m / 2071 sq ft  
 (Excluding Attic)



### First Floor



### Ground Floor

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