

TWIN OAKS, 22b BUSHMEAD DRIVE
ASHLEY HEATH | RINGWOOD | BH24 2HU





Asking Price: £775,000

An exciting opportunity to be involved in the design of this stunning three-bedroom detached new-build bungalow by Balson Homes.

The current property is available for £550,000, with a build contract of £225,000, offering a rare chance to create a bespoke home tailored to your tastes and lifestyle. Perfect for those looking to combine modern living with personal design input, this project presents exceptional potential in a highly desirable setting. Offered with a 10 year new build warranty.

A deposit of £20,000 is required to reserve, with anticipated completion in approximately 3-4 months.

 1  3  2  2 + Garage

- Renowned Local Builder 'Balson Homes'
- Open Plan Kitchen/Dining Room and Separate Utility
- Bright and Spacious Sitting Room
- Heatmiser Zone controlled under floor heating to all rooms
- Mitsubishi Air source heat pump with 210L cylinder
- Low Maintenance Landscaped Garden
- Infrastructure for full fibre broadband CAT6 ethernet points in all rooms with exception of hallway and bathrooms
- Detached Double Garage and Driveway
- Short Walk to Lions Hill Nature Reserve and Moors Valley

Internally

The interior has been thoughtfully designed with high-quality finishes throughout. Walls are plastered and finished in Lick Soho House Greige 02, complemented by two-panel Georgian-style doors finished in matching Greige 02 gloss with satin chrome curved lever-on-rose handles. Glazed double doors lead into the kitchen/family room and sitting room, enhancing the sense of light and space. Additional interior features include 6-inch Georgian-style skirting boards, 3-inch Georgian-style architraves, and Amtico oak parquet flooring to the hallway and kitchen/family room. The hallway also benefits from

Georgian-style wall panelling, creating an elegant and welcoming entrance. The property benefits from Heatmiser zone-controlled underfloor heating throughout, powered by a Mitsubishi air source heat pump with a 210-litre hot water cylinder. Modern connectivity is provided with infrastructure for full fibre broadband and CAT6 ethernet points installed in all rooms, with the exception of the hallway and bathrooms.

Bathrooms

The bathrooms have been designed to a high specification, featuring stylish Vado fittings throughout. Showers include concealed Vado shower valves with rain head showers, while the suites incorporate wall-hung toilets with concealed cisterns and

wall-mounted vanity units to create a clean and contemporary finish. The walls and floors are finished with Porcelanosa tiling, complemented by LED illuminated mirrors, combining both practicality and modern design.

Kitchen

The kitchen is fitted with a painted shaker-style design featuring 18mm cabinetry, finished with elegant 30mm marble quartz worktops. A comprehensive range of integrated Neff appliances is included, comprising a Neff oven, Neff combination oven, Neff warming drawer, Neff induction hob, Neff 70/30 fridge freezer and Neff dishwasher. The space is further enhanced by LED pelmet lighting and designer hanging

island lights, creating a stylish yet practical kitchen and dining environment ideal for both everyday living and entertaining.

Construction

The bungalows are constructed using Vandersanden cottage mixture red multi brick, finished with yellow flat iron pointed mortar work. Additional external detailing includes Purbeck stone window cills, natural slate roofs, and slate grey windows and doors. The garages feature Garador slate grey electric sectional doors, powered by a Garador Garamatic 10 system, which can be linked and controlled via smartphone. Garages are constructed with insulated cavity walls and finished internally to a high standard, including plastered and painted walls, Georgian-style skirting and architraves, Duramat flooring

and LED downlights, creating a versatile and well-finished space.

Externally

The development is accessed via a private driveway with impressive 7ft brick piers, finished with Purbeck stone pier caps and electric wrought iron gates. Driveways will feature a grey/silver block-paved entrance, Cotswold stone chippings to the shared drive, and grey/silver block paving to private driveways and parking areas. The private drive will be enhanced with large planted planters on both sides, containing a selection of trees and shrubs, with integrated LED lighting illuminating the entrance and driveway. Each property will benefit from a large grey Indian sandstone patio area leading to a laid lawn,

providing an excellent outdoor entertaining space.

Location

Situated in the heart of Ashley Heath, Bushmead Drive enjoys a highly convenient and desirable location. The development is easily accessible from the A31 and is surrounded by beautiful nature reserves. Local amenities are close by, including a doctor's surgery and a Marks & Spencer convenience store. Ashley Heath is a sought-after area located just a short distance from the popular market town of Ringwood, positioned on the western edge of the New Forest National Park and at the crossing of the River Avon. Ringwood continues to grow in popularity thanks to its excellent schools, pubs, restaurants and boutique shops. Its superb location also makes it ideal for commuters travelling to

London, while residents benefit from being within easy reach of beautiful local beaches. The property is also just a stone's throw from Moors Valley Country Park, Avon Heath Country Park, and the Castleman Trailway, offering excellent outdoor leisure opportunities.

Agent Note

The CGI images shown are for illustrative purposes only and are intended as a guide to the finished development. The driveway will be finished with a block-paved rumble strip at the entrance with stone chippings. Full block paving can be added at an additional negotiated cost.

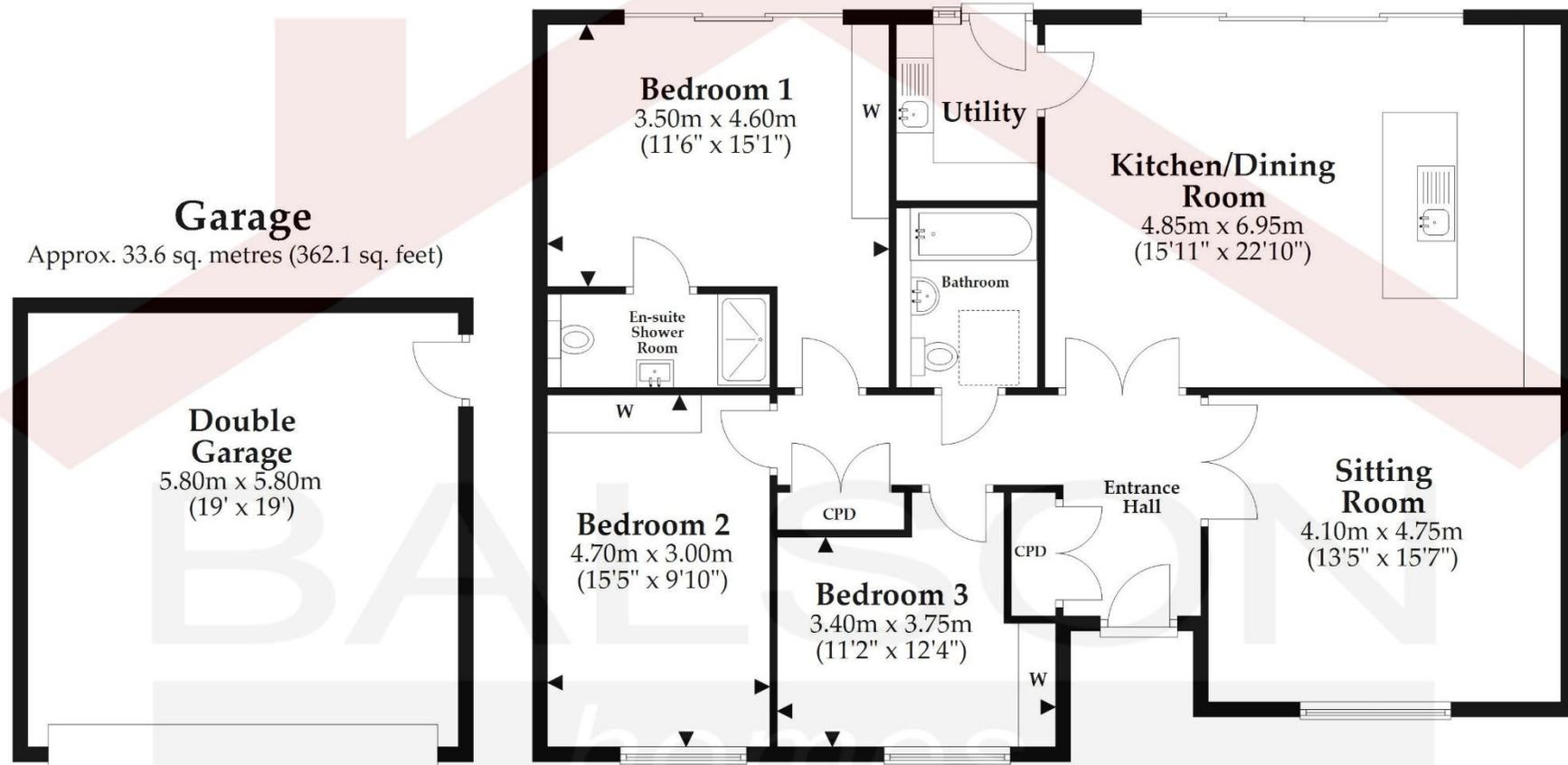
TENURE – FREEHOLD
COUNCIL TAX BAND – TBC
EPC – TBC
AUTHORITY – Dorset Council



Note: Measurements were taken from architect's plans and may not exactly represent the finished room sizes.

Ground Floor

Approx. 125.3 sq. metres (1348.7 sq. feet)



Total area: approx. 158.9 sq. metres (1710.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Water Rates

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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.

