

HEATHER RIDGE CLOSE

Ashley Heath | Ringwood | BH24 2NL



MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £875,000

Constructed in 2023 by the highly regarded local developer Balson Homes, Heather Ridge Close is an exclusive private gated development comprising just four individually designed homes. Extending to approximately 2,600 sq ft, this exceptional four-bedroom detached residence has been thoughtfully designed to offer luxurious family living, combining timeless architectural styling with contemporary finishes and outstanding attention to detail. Finished to an exceptional specification throughout, the property benefits from the remainder of a 10-year ICW Build Warranty, underfloor heating, air conditioning, integrated Sonos sound system, CAT 6 cabling and much more. Situated moments from Moors Valley Country Park, Castleman Trailway and the Lions Hill Nature Reserve.

 2  4/5  2  Multiple Vehicles

- Four/Five Bedroom Family Home
- Built New in 2023 – ICW Building Warranty Remaining
- Stunning Kitchen / Dining / Family Room
- Siemens Appliances with Integral Dual Zone Wine Cooler
- Aluminium Framed Full Width Sliding Doors
- Separate Sitting Room with Black Crittall style Partitioning
- Air Conditioning to all First Floor Bedrooms
- Electric Gates and Intercom system
- Off Road Parking for Multiple Vehicles and Integral Garage
- Landscaped Front and Rear Gardens
- External Studio with W.C, Secure Lock up and Pergola

Entrance Hallway

A composite wood-effect entrance door with glazed side panel opens into an impressive reception hallway where Victorian-inspired sculpted coving, elegant wall panelling and a central oak balustrade staircase immediately showcase the quality of finish throughout. Amtico herringbone parquet flooring flows seamlessly through the hallway, study and the open-plan kitchen, dining and family room, creating a warm and cohesive feel while natural light filters down from the first-floor skylight above.

Ground Floor Cloakroom

Beautifully appointed, the cloakroom comprises a concealed cistern wall-mounted WC with brushed brass fittings, a ceramic wash hand basin set within a quartz vanity alcove with matching worktop, illuminated mirror, partially tiled walls and a heated towel rail.

Study/Bedroom 5

Situated to the front elevation, the study provides an excellent home office with space for desks and freestanding furniture, whilst remaining versatile enough to be utilised as a snug, children's playroom or fifth bedroom if required. CAT 6 television connectivity has also been installed.

Sitting Room

The sitting room can be accessed directly from the entrance hall or via a striking black Crittall-style glazed aluminium partition wall with matching door, creating a stylish architectural feature whilst maintaining an open connection to the principal living space. A generous reception room, it provides ample space for multiple sofas and occasional furniture together with television provisions and a built-in Sonos sound system with integrated ceiling speakers, creating an ideal environment for both relaxing and entertaining.

Kitchen / Dining / Family Room

Undoubtedly the heart of the home, this exceptional open-plan living space has been designed with modern family life and entertaining in mind. The bespoke shaker-style kitchen is beautifully complemented by Quartz Calacatta worktops, matching upstands and window sills, together with a substantial central island offering breakfast seating and extensive storage. A double Belfast sink sits beneath the window with a mixer tap, whilst a Rangemaster cooker is framed by bespoke cabinetry, mirrored splashback and extractor above. An impressive range of integrated Siemens appliances includes a full-height fridge and freezer, mid height oven, coffee machine, warming drawer and dishwasher and features a dual-zone wine cooler, together with concealed pull-out waste storage. The adjoining family area features a bespoke media wall incorporating illuminated display shelving, a contemporary electric fireplace and provisions for a wall-mounted

television and soundbar. Integrated Sonos ceiling speakers provide exceptional sound quality throughout the entire open-plan space. The dining area comfortably accommodates an eight to ten-seater table beneath a substantial roof lantern which floods the room with natural light, whilst full-width aluminium sliding glazed doors provide a seamless transition onto the Indian sandstone terrace, perfectly blending indoor and outdoor living.

Utility Room

Finished to the same exacting standard as the kitchen, the utility room offers matching shaker cabinetry, Quartz worktops, a Belfast sink with mixer tap, plumbing for a stacked washing machine and tumble dryer concealed behind bespoke cabinetry, built-in bench seating with coat and shoe storage, together with a large storage cupboard housing the property's network cabling and Netgear equipment. A composite door provides direct side access.

First Floor Landing

An attractive oak staircase with decorative newel posts, spindles and stair runner rises to a bright galleried landing, beautifully illuminated by a large roof lantern. Decorative wall panelling and sculpted coving continue throughout, whilst doors provide access to all four bedrooms, the family bathroom and a generous airing cupboard with shelving and radiator.

Principal Bedroom Suite

Enjoying views across the rear garden, the principal bedroom is beautifully proportioned and comfortably accommodates a super king-size bed alongside further freestanding furniture. CAT 6 television connectivity and independently controlled air conditioning are provided. A bespoke walk-through dressing room offers fitted wardrobes, shelving, hanging rails and drawer units before leading into the luxurious en-suite shower room.

Finished with full-height porcelain tiling, the en-suite comprises a concealed cistern WC, floating vanity unit with twin countertop basins, brushed brass wall-mounted taps, illuminated mirrors and an oversized walk-in shower featuring rainfall and handheld shower fittings, concealed valves, bespoke storage niches, heated towel rail and Velux window providing natural light.

Bedroom 2

A generous double bedroom positioned to the front elevation, complete with bespoke sliding fitted wardrobes incorporating shelving, hanging rails and drawers. The room also benefits from CAT 6 television connectivity, air conditioning and loft access via a pull-down ladder to the partially boarded loft space.

Bedroom 3

Positioned to the front aspect,

another generous double and benefits from fitted wardrobes, CAT 6 television connectivity, and air conditioning.

Bedroom Four

Another spacious double bedroom overlooking the rear garden, complete with fitted wardrobes, CAT 6 television point, and air conditioning.

Family Bathroom

Finished to an exceptional specification with porcelain tiled walls and flooring, the family bathroom comprises a double-ended bath with concealed wall-mounted controls and handheld shower attachment, concealed cistern WC, floating vanity unit with ceramic wash basin, illuminated mirror, heated towel rail and obscure glazed window providing natural light.

Integral Garage

Accessed internally from the

hallway, the integral garage features an electrically operated Hormann sectional door, plastered walls, duramat rubber flooring, power and lighting. Bespoke fitted storage features across the rear of the garage and houses the boiler, pressurised hot water cylinder, underfloor heating manifold, consumer unit and alarm system, whilst an EV charging point further enhances the practicality of the property.

External Garden Studio

Positioned at the rear of the garden, the detached studio provides an exceptional additional living space and is perfectly suited as a home office, gym, games room or guest suite with an additional secure storage shed with a personal door, power, and lighting within. Finished externally with contemporary cement-board cladding, aluminium sliding doors and soffit lighting, the studio also benefits from CAT 6 television connectivity, its own cloakroom with WC and vanity basin, fitted

storage and Quartz worktops. Adjacent is a covered pergola with power and lighting, specifically designed to accommodate a hot tub.

Front Garden

Decorative black wrought iron electric gates open into this exclusive private development before leading onto a generous block-paved driveway providing ample off-road parking and access to the integral garage. Landscaped planting, Griselinia hedging, brick pillars and black iron railings create an impressive approach, complemented by an attractive storm porch. impressive after dark.

Rear Garden

The beautifully landscaped rear garden enjoys a highly desirable south-westerly aspect, allowing sunshine throughout the afternoon and into the evening. A substantial Indian sandstone terrace spans the width of the

property, providing an outstanding entertaining space directly accessed from the kitchen and family room. Beyond, a level lawn is enclosed by quality fencing and established planting, whilst sandstone pathways lead to the detached garden studio and covered hot tub area. Side access provides practical bin storage and discreetly houses the Mitsubishi air conditioning condensers. External lighting surrounds the property, ensuring the gardens remain equally impressive after dark.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC – B
COUNCIL TAX BAND – G
COUNCIL – DORSET



Features

- Approx. 2,600 Sqft Four/Five Bedroom Detached Home
- Exclusive Private Gated Development by Balson Homes Built in 2023
- Approx 7 Years Remaining ICW New Build Warranty
- Underfloor Heating throughout the ground floor with Heatmizer Controlled Thermostats
- Air Conditioning to all First-Floor Bedrooms
- Bespoke Kitchen with Quartz Calacatta Worktops and Central Island
- Integrated Siemens Appliances with Coffee Machine, Rangemaster Cooker and Integral Wine Cooler
- Kitchen/Family/Dining Room with Roof Lantern and Aluminium Lift and Slide Full-Width Doors
- Amtico Parquet Flooring, Victorian-Style Coving and Feature Balustrade Staircase
- Crittal Style Glass-Partitioned between Dining and Sitting Room
- Principal Suite with walk-in Wardrobe and Luxury En-Suite
- CAT 6 Cabling, CCTV, Alarm System and Water Softener
- Integrated Sonos Sound System with built in Ceiling Speakers
- Electric Hormann Sectional Garage Door, EV Charging Point, Landscaped South to West-Facing Garden
- External Studio/Garden Room with WC and Covered Pergola for Jacuzzi
- Walking Distance to Moors Valley Country Park, Avon Heath Country Park and Lions Hill Nature Reserve

Location

Heather Ridge Close is situated in a favourable position within the sought after location of Ashley Heath, moments from the idyllic Moors Valley Country Park and access to the Castleman Trailway. Ashley Heath is located 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 the popular Moors Valley Country Park.

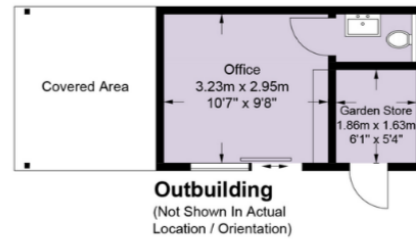
Viewing is highly recommended to appreciate the attention to detail, style and design within this wonderful home

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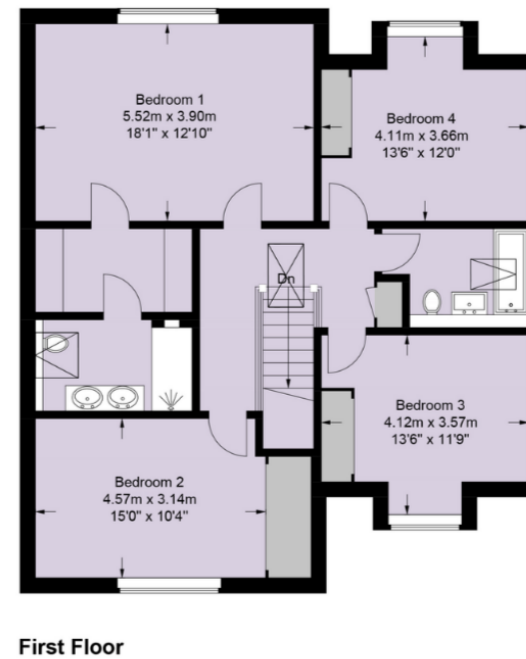
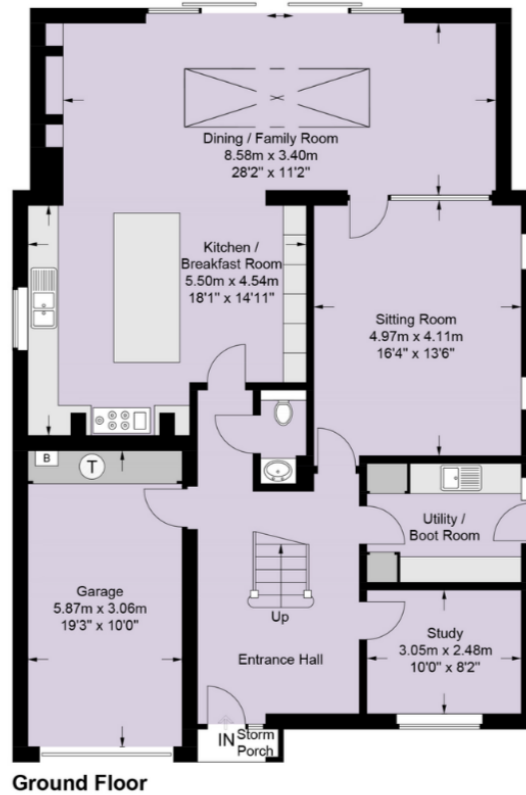
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Approximate Gross Internal Area
 Ground Floor = 113.2 sq m / 1218 sq ft
 First Floor = 96.7 sq m / 1041 sq ft
 Outbuilding = 14.7 sq m / 158 sq ft
 Garage = 17.8 sq m / 191 sq ft
 Total = 242.4 sq m / 2608 sq ft



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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.