

# SHELLEY CLOSE

Ashley Heath | Ringwood | BH24 2JA



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MOVING BEYOND EXPECTATIONS



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# Guide Price: £600,000

A Rare Opportunity in Ashley Heath – Spacious Detached Family Home with Planning Permission Granted. Located in a quiet and highly sought-after cul-de-sac in the heart of Ashley Heath, this detached four double bedroom family home offers a fantastic opportunity to refurbish or redesign into your dream home. Set on a generous and secluded plot, the property features both front and rear gardens that offer excellent privacy, as well as a detached double garage. The existing accommodation spans approximately 1,600 sq ft, providing a solid foundation for renovation or redevelopment. An ideal project for families or developers looking to add value in a premium location. No onward chain.

 2  4  2  Multiple + Double Garage

- Four Bedroom Detached Family Home
- Planning Permission Granted – Expiring October 2026 (Approx)
- Separate Sitting Room and Dining Room
- Kitchen and Utility Room
- En Suite to Primary and Separate Bathroom
- Ground Floor Cloakroom
- Secluded South Facing Rear Garden and Generous Front Garden
- Situated in a Quiet Cul De Sac Location
- Off Road Parking for Multiple Cars and Double Garage
- Walking Distance to Castleman Trailway and Lions Hill Nature Reserve

## **Entrance Hallway**

Accessed via a solid wood front door with a side panel window, the bright and airy entrance hallway provides access to all ground floor accommodation. A staircase rises to the first-floor landing, which also houses an airing cupboard. Laminate flooring extends throughout the hallway and all ground floor rooms. An understairs cupboard with built-in shelving offers convenient storage, ideal for shoes and other essentials.

## **Ground Floor Cloakroom**

The ground floor cloakroom is fitted with a low-level WC and a ceramic basin set into a vanity unit with a mixer tap and splashback. Finished with laminate

flooring and an opaque window to the front elevation.

## **Kitchen & Utility Room**

Situated at the rear of the property, the kitchen enjoys pleasant views over the garden. It is fitted with a range of wall and base units, complemented by a contrasting worktop and tiled splashback. Features include a 1.5 bowl sink with mixer tap, a built-in electric hob with extractor above, and a mid-height oven and grill. A rear door provides access to the garden, while an internal door leads into the utility room, which has space and plumbing for a washing machine, tumble dryer, and a fridge-freezer, with additional worktop space and tiled walls.

## **Dining Room**

Accessed from the hallway, this versatile reception room can serve as a formal dining room or ground floor study. UPVC sliding doors open directly onto the rear patio and garden.

## **Sitting Room**

A spacious, dual-aspect sitting room featuring a box bay window to the front elevation and UPVC sliding doors to the rear patio. Generously proportioned with ample space for a range of furniture including a dining set, if required.

## **First Floor Landing**

The stairs rise from the hallway to a galleried landing, featuring a large picture window overlooking the front. The

landing provides access to all four bedrooms, the family bathroom, and a loft hatch. Laminate wood-effect flooring flows throughout all bedrooms.

## **Bedroom 1 & En Suite**

The primary bedroom is generously sized and benefits from fitted wardrobes, with views over the rear garden. An internal door leads to the en suite, which includes a low-level WC, pedestal wash basin with traditional taps, and a corner shower enclosure with a mixer valve and shower attachment. The en suite is finished with tiled walls, vinyl flooring, and a wall-mounted towel rail.

## **Bedroom 2**

A spacious double bedroom

overlooking the rear garden, also featuring fitted wardrobes.

## **Bedroom 3**

A smaller double bedroom to the front of the property, with built-in alcove storage and shelving.

## **Bedroom 4**

Another smaller double bedroom, situated to the rear and offering garden views.

## **Family Bathroom**

The family bathroom comprises a low-level WC, pedestal wash basin with traditional taps, and a panelled bath with matching taps and a Mira power shower over. The room is fully tiled with an opaque window to the

front and finished with vinyl flooring and a wall-mounted towel rail.

### Double Garage

The double garage is accessed via an electric up-and-over door, and benefits from power and lighting. A rear personnel door leads to the patio and garden. There is also space to the side of the garage for discreet bin storage.

### External

To the front, the property is approached via a block-paved driveway leading to the double garage, bordered by hedging and mature trees. A lawned area and paved pathway lead to a covered porch and the main entrance.

The south-facing rear garden is both private and secluded, enclosed by mature hedging. Primarily laid to lawn, it also features a patio area immediately to the rear of the property, with access continuing around the side elevation to the utility room, kitchen, garage, and a gated entrance to the front.

### Location

Situated on the quiet popular cul-de-sac of Shelley Close 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

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 Moor Valley Country Park.

\*Viewing Strictly by appointment only – please contact Meyers Ringwood 01425 561227

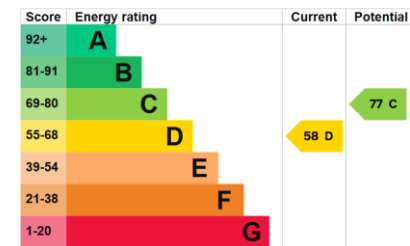
**EPC RATING – D**  
**COUNCIL TAX – F**  
**DORSET COUNCIL**

### Additional Information

\*Planning permission has been granted and is valid until approximately October 2026. Plans available upon request or can be viewed via Dorset Council Website with the property address or application number P/HOU/2023/03342

\*The property is connected to mains drainage.

\*Gas has been disconnected at the property but remains accessible from the road.



Approximate Gross Internal Area  
 Ground Floor = 63.6 sq m / 684 sq ft  
 First Floor = 60.2 sq m / 648 sq ft  
 Garage = 24.4 sq m / 263 sq ft  
 Total = 148.2 sq m / 1595 sq ft



MULTIPLE PARKING 

SHELLEY CLOSE  
 ASHLEY HEATH  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	684 SQ FT
FIRST FLOOR AREA	648 SQ FT
TOTAL FLOOR AREA	1595 SQ FT
COUNCIL TAX	F
EPC RATING	D
APPROXIMATE UTILITY COSTS	

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.

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