



## Ashley Gate,

122 Woolsbridge Road, Ringwood, BH24 2LZ

**Guide price £440,000**



3 bedrooms



1 reception



2 bathrooms



2 spaces

01425 489333

[sales@fellsnewforest.com](mailto:sales@fellsnewforest.com)

# Modern living in Ashley Heath

Built in 2016 and designed with modern living at its core, this beautifully presented home offers a seamless blend of style, comfort and practicality in a well regarded Ashley Heath setting.

- Three bedrooms; principal bedroom with ensuite
- Underfloor heating throughout the ground floor
- Double aspect living room with westerly outlook
- Kitchen / dining room with bifold doors to the garden
- Integrated appliances and a separate utility cupboard
- Landscaped garden with pergola-covered seating
- Block-paved parking and an EV charging point
- EPC rating B | Council Tax band D



## Space to relax. Room to gather.



The bright, double aspect living room enjoys a pleasant westerly outlook. Sash-style windows bring character, while the proportions suit both relaxed evenings and sociable gatherings.



At the rear, the kitchen / dining room opens to the garden through bifold doors. Integrated appliances, ample storage and a discreet utility cupboard make everyday life easy. The entrance hall also provides useful storage and a cloakroom.

# Light-filled bedrooms



The principal bedroom sits to the rear, with twin skylights drawing in soft natural light and a well appointed ensuite shower room. A second double bedroom is positioned at the front.



The third bedroom offers flexibility as a single bedroom, nursery or home office. The family bathroom is finished to a high standard with both a bath and a separate shower.

# A garden made for unwinding



Thoughtfully arranged for ease of maintenance and time outdoors, the garden combines a paved terrace alongside the house with an area of artificial lawn. The terrace wraps to the side, offering space for outdoor dining.



A decked seating area beneath a pergola creates a more private place to entertain. A timber shed sits to one corner, while side access connects the front and rear.

To the front, block-paved parking is complemented by an EV charging point.

THE SETTING

# Living in Ashley Heath

Ashley Heath is well placed for a balance of countryside living and everyday convenience. Moors Valley Country Park and the Castleman Trailway provide walking and cycling routes nearby, while Avon Heath offers open heathland to explore.

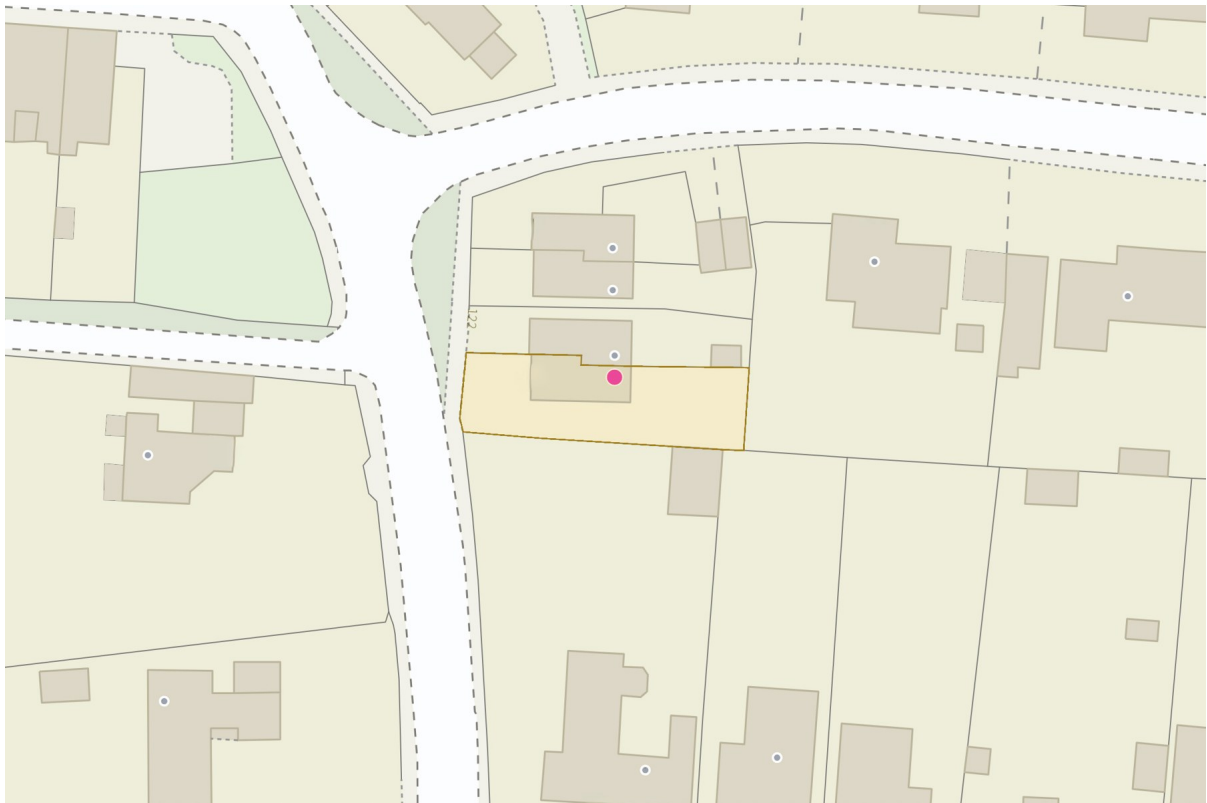
A local One Stop, pharmacy and other useful amenities are close by. Ringwood town centre is a short drive away, with independent shops, cafes, restaurants and essential services. St Ives Primary School serves the area.

Road links include access to the A31, connecting towards Bournemouth, Southampton and the M27. Bournemouth Airport is also within convenient reach.

## Property Information Report

Click to explore further property and location information.

[reports.fellsnewforest.co.uk/s/D49t0](https://reports.fellsnewforest.co.uk/s/D49t0)



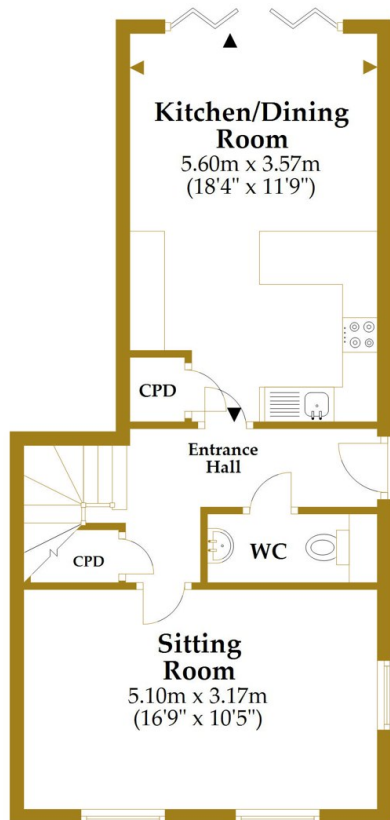
Indicative plot plan supplied with the property listing. For identification and general guidance only; boundaries should be checked against the title documentation.

# Explore the floor plan

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

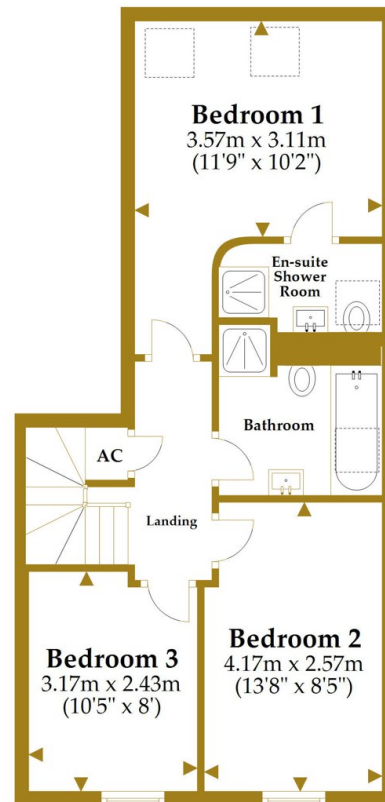
## Ground Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



## First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Total area: approx. 95.6 sq. metres (1029.5 sq. feet)

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



**Approximately 1,030 sq ft / 95.6 sq m**

Three bedrooms • Ensuite shower room • Family bathroom  
Living room • Kitchen / dining room • Ground-floor cloakroom

The sellers have found a property, with a complete onward chain above. Please contact Fells for the latest position and proposed timescales.

Important information: These particulars are a guide and do not form part of a contract. Floor plans and measurements are approximate and not to scale. Services, appliances and installations have not been tested by Fells. Buyers should verify matters important to their purchase with their solicitor and appropriate professional advisers.

# Useful links for your next move

Explore the property, research the area and plan your purchase. Click a gold button to open the relevant website.

## Property Information Report

Further information about this home and its location.

[Open property report >](#)

[reports.fellsnewforest.co.uk/s/D49t0](https://reports.fellsnewforest.co.uk/s/D49t0)

## Stamp Duty calculator

Use HMRC's calculator to estimate your Stamp Duty Land Tax.

[Calculate Stamp Duty >](#)

[tax.service.gov.uk/calculate-stamp-duty-land-tax/](https://tax.service.gov.uk/calculate-stamp-duty-land-tax/)

## New Forest District Council

Council Tax, planning and local services for the New Forest district.

[Visit New Forest Council >](#)

[newforest.gov.uk](https://newforest.gov.uk)

## Dorset Council

Council Tax, planning and local services for Dorset, including Ashley Heath.

[Visit Dorset Council >](#)

[dorsetcouncil.gov.uk](https://dorsetcouncil.gov.uk)

## Ashley Heath area guide

Explore local amenities, transport and places of interest with Town and Village Guide.

[Discover Ashley Heath >](#)

[townandvillageguide.com](https://townandvillageguide.com) | Ashley Heath

## Moors Valley Country Park

Discover nearby walking and cycling trails, outdoor activities and family days out.

[Explore Moors Valley >](#)

[moors-valley.co.uk](https://moors-valley.co.uk)

## Schools & Ofsted

Find inspection reports for schools and childcare providers.

[Explore Ofsted reports >](#)

[reports.ofsted.gov.uk](https://reports.ofsted.gov.uk)

## Broadband & mobile

Use Ofcom's checkers to explore broadband availability and mobile coverage.

[Check connectivity >](#)

[ofcom.org.uk](https://ofcom.org.uk) | Coverage and speeds

Council and planning responsibilities vary by address. Please confirm school admissions with the relevant authority and Stamp Duty with your conveyancer. Online checks support your research; your solicitor and surveyor can advise on the property itself.



## Come and take a closer look

To arrange your viewing or find out more about Ashley Gate, speak to Quentin or Dan.



### Quentin Thatcher

Head of Sales & Lettings

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### Dan Fells

Director

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**Book a Viewing**



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