

BURTON CLOSE

Ashley Heath | Ringwood | BH24 2JE





Guide Price: £795,000

Situated on the corner of a quiet and desirable local cul-de-sac, this impressive and extensively remodelled five bedroom detached chalet offers spacious and versatile modern accommodation throughout. Thoughtfully designed and finished to a high specification by the current owners, the property benefits from an impressive open plan kitchen/dining space, south-facing rear garden, large sitting room, utility room and an en-suite shower room. Further accommodation comprises of a conservatory, four double bedrooms, a versatile fifth bedroom/study, two bathrooms, ground floor cloakroom and a double garage accessed via a substantial driveway with parking for multiple vehicles.

 2  5  3.5  Multiple + Double Garage

- Contemporary Five Bedroom Detached Chalet
- Double Garage & Driveway Parking for Multiple Vehicles
- Impressive Open Plan Kitchen/Diner
- Utility Room
- En-suite Shower Room, Two Bathrooms and Cloakroom
- Private, Landscaped, South Facing Garden
- Conservatory
- Gallery Landing & Spacious Entrance Hallway
- Cul-De-Sac Location with Castleman Trailway, Lions Hill Nature Reserve and Moors Valley Country Park all close by

Entrance

Approached via a spacious shingle driveway. A composite anthracite entrance door with glazed side panels opens into the impressive entrance hallway. A striking vaulted apex ceiling rises through to the first-floor gallery landing, creating an immediate sense of space and providing a superb architectural feature upon entering the home. The hallway is laid with attractive wood-grain effect laminate flooring, which continues through into the kitchen/dining/family room and sitting room. The hallway provides access to all principal ground floor rooms, with an oak staircase with glazed balustrade rising to the first floor.

Open Plan Kitchen, Living & Dining Rooms

At the heart of the property is this superbly proportioned kitchen/dining/family room, which has been designed and fitted by the current owners to create a highly sociable family friendly space. The room opens seamlessly onto the rear patio and garden, whilst also connecting directly to the sitting room, creating an excellent flow throughout the ground floor. The kitchen comprises a comprehensive range of light grey gloss handleless floor units with contrasting wall-mounted cabinetry, complemented by quartz work surfaces and matching upstands. Integrated appliances include an AEG five-ring electric hob with stainless

steel chimney-style extractor and glazed splashback. The central island incorporates an inset composite sink and drainer with mixer tap, together with a breakfast bar providing additional informal seating. Further appliances include two AEG mid-height ovens with warming drawer, a plumbed-in LG American-style fridge freezer and an under-counter dual-zone wine fridge. There is an abundance of storage throughout, including soft-close drawers and cupboards within both the main kitchen and island. The room is flooded with natural light via a roof lantern window, together with double glazed doors. There is ample space for a large dining table, sofa and additional freestanding furniture, whilst three contemporary upright radiators complete the room.

Sitting Room

Accessed from the entrance hallway or directly from the kitchen/dining/family room via double doors, the generous sitting room enjoys a lovely double aspect, allowing plenty of natural light into the room. There is ample space for multiple seating arrangements, whilst the curved bay window provides an attractive feature overlooking the side elevation and garden. The room is complete with wood-grain effect laminate flooring and features a central electric fireplace with stone mantel and hearth.

Conservatory

UPVC French doors and side-panel windows lead into the conservatory, which enjoys

extensive floor-to-ceiling glazing and a tiled floor. Bi-folding doors open across the width of the room, creating an excellent connection between the conservatory, patio and south-facing garden. Power and lighting are also provided.

Utility Room

An internal door from the kitchen leads into an inner hallway, providing access to the rear garden. The utility room is fitted with a range of shaker-style floor and wall-mounted units, complemented by contrasting work surfaces and a stainless-steel sink. There is space and plumbing for a dishwasher & washing machine with useful storage for coats and shoes. The Worcester boiler is housed within the room.

Ground Floor Cloakroom

The ground-floor cloakroom comprises of a low-level WC, ceramic wash hand basin with vanity storage beneath, mixer tap and tiled splashback. There is also tiled flooring and an obscure opening window.

Bedroom 1

A spacious dual-aspect double bedroom with ample space for a king-size bed and additional freestanding furniture. The bedroom benefits from fitted wardrobes, drawers and a dedicated TV unit, together with a beautifully appointed en-suite shower room comprising a low-level WC, wall-mounted heated towel rail, wash hand basin with vanity storage and mixer tap, illuminated mirror and a walk-in shower enclosure with Aqua boarding, mixer valve and shower attachment.

Bedroom 2

The largest of the ground-floor bedrooms, providing excellent space for a super king-size bed and a range of freestanding furniture. A large window overlooks the driveway and front of the property, providing plenty of natural light.

Bedroom 5 / Study

Currently utilised as a home office/study and hobbies room, this versatile room could also be used as a single bedroom if required. The room overlooks the front driveway and benefits from a built-in storage area and laminate flooring.

Ground Floor Bathroom

The ground-floor family bathroom is fitted with a

low-level WC with concealed cistern, panelled bath with wall-mounted mixer tap and handheld shower attachment, ceramic wash hand basin with mixer tap and vanity storage beneath, together with an illuminated mirror. There is also a walk-in corner shower enclosure with mixer valve and shower attachment, wall-mounted heated towel rail, tiled walls, laminate flooring and an opaque opening window.

Landing

An attractive oak staircase with glazed balustrade rises to the first-floor gallery landing. The landing is particularly impressive, enjoying the benefit of the vaulted ceiling and rooflight above the entrance hall, creating a bright and airy space. The landing provides access to both first-

floor double bedrooms and the family shower room.

Bedroom 3

A generous double bedroom enjoying a dual aspect, with windows overlooking the side elevation and a Velux window providing additional natural light. There is ample space for a king-size bed and freestanding furniture, together with useful eaves storage to both sides of the room.

Bedroom 4

Another well-proportioned double bedroom enjoying a dual aspect whilst an additional alcove provides further storage options.

Shower Room

Serving the first-floor

bedrooms, this beautifully appointed shower room comprises a low-level WC with concealed cistern, useful storage cupboard, vanity surround and inset ceramic wash hand basin with mixer tap, together with an illuminated mirror. The room features a large walk-in shower with slimline shower tray, as well as a useful linen cupboard with built-in shelving.

Double Garage & Drive

The detached double garage is accessed via an electric up-and-over door or pedestrian door from the garden. Approached via a substantial shingle driveway providing parking for numerous vehicles, the front garden is enclosed by established hedging, with panel fencing.



Garden

The attractive south-facing rear garden is predominantly laid to lawn, with a large patio immediately adjoining the rear of the property and continuing around towards the conservatory and side elevation. A paved pathway leads towards the rear of the plot, where a further seating area provides a secluded place to enjoy the garden. The garden is enclosed by panel fencing and established hedging, with shingle borders and planted areas providing additional interest. There is also a useful garden shed and summer house, both benefiting from power and lighting, providing excellent additional storage or potential workspace. A side access leads to the detached double garage, whilst a further enclosed area provides useful bin storage or could be utilised as an additional seating area. Access can also be gained via two secure side gates.



Location

The property sits in a favourable position on the corner of extremely prestigious Lions Lane in Ashley Heath. Ashley Heath is easily accessible from the A31 and surrounded by a Nature Reserve. It is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. Ashley Heath is a sought after area found just a short distance from the popular and bustling market town of Ringwood. Located on 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 Moors Valley and Avon Heath Country Parks and the Castleman Trailway.

Approximate Gross Internal Area
 Ground Floor = 167.9 sq m / 1807 sq ft
 First Floor = 56.2 sq m / 605 sq ft
 (Excluding Void)
 Double Garage = 29.9 sq m / 322 sq ft
 Total = 254.0 sq m / 2734 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.

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