FELLS
NEW FOREST



Forestdale

Horton Road, Ashley Heath, Ringwood, BH24 2EJ

Guide price £800,000

- 5 bedrooms
- Living & dining rooms + conservatory
- 3 bathrooms
- Ample parking
- Double garage
- Gas central heating

01425 489333

sales@fellsnewforest.com

AT A GLANCE

Flexible family living opposite woodland

Occupying a generous plot of approximately 0.26 acres opposite woodland in the sought after village of Ashley Heath, this impressive detached chalet style home extends to approximately 2,741 sq ft including the double garage. Offering four genuine double bedrooms together with a versatile fifth bedroom or study, this beautifully maintained home combines flexible family living with extensive parking, a double garage and a private landscaped garden designed for both entertaining and relaxation. The property also benefits from a modern gas fired central heating system with Hive smart controls, while remote operated electric gates provide secure access to the driveway.

- Approx 2,741 sq ft including the double garage
- Approx 0.26 acre plot
- Four double bedrooms plus a versatile fifth bedroom or study
- Opposite woodland in the sought after area of Ashley Heath
- Spacious conservatory with panoramic garden views and air conditioning with heating
- Contemporary kitchen with integrated appliances and breakfast bar
- Ground floor shower room featuring a Finnolme sauna
- Extensive gravel driveway with space for numerous vehicles, a motorhome, caravan or boat
- Landscaped private rear garden with patio, raised decking and aluminium pergola
- Attached double garage with twin electric up and over doors, power and lighting

EPC rating D | Council Tax band F



VIDEO TOUR

Watch the video tour >

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WELCOME HOME

A generous entrance and a relaxing sauna



A glazed entrance porch welcomes you into a spacious entrance hall where attractive LVT wood effect flooring flows throughout the hallway and continues into much of the principal ground floor accommodation. A fitted coat cupboard provides excellent storage for coats and shoes, while the fully tiled ground floor shower room features a corner shower, WC, vanity basin, chrome heated towel rail and a luxurious Finnolme sauna, creating the perfect place to relax and unwind.

Positioned at the front of the property is Bedroom Five, a generous double bedroom that provides excellent flexibility for guests, multigenerational living or those seeking ground floor accommodation.





KITCHEN & UTILITY

A contemporary kitchen with breakfast bar



The kitchen is fitted with a comprehensive range of contemporary handleless base and wall units complemented by integrated double ovens, microwave, five ring gas hob with extractor and a composite sink positioned beneath a glazed serving hatch overlooking the dining room and conservatory beyond. There is space for a dishwasher together with a breakfast bar providing seating for two.

A glazed door leads through to the spacious utility room, which continues the matching cabinetry and offers further worktop space, a stainless steel sink, plumbing for a washing machine and an additional appliance, a side aspect window and a stable door providing direct access to the driveway and double garage.





LIVING, DINING & CONSERVATORY

Living spaces flowing into the garden



An inner hallway leads to the staircase and opens into the impressive sitting room, where a stylish gas stove creates an attractive focal point. Glazed doors lead into both the dining room and the superb conservatory, allowing the living spaces to flow effortlessly together. Enjoying panoramic views across the rear garden, the conservatory benefits from two sets of French doors opening onto the patio and raised decking, while two air conditioning units that also provide heating ensure year round comfort. The attractive LVT wood effect flooring continues seamlessly through the sitting room, dining room and conservatory, enhancing the sense of space throughout.





THE PRINCIPAL BEDROOM

A superb double bedroom with ensuite



The first floor provides the remaining four bedrooms together with the family bathroom.

The principal bedroom is a superb double room featuring two sets of built in wardrobes, dual front aspect windows, an additional rear window overlooking the garden and a beautifully appointed fully tiled ensuite shower room comprising a large walk in shower, vanity unit, back to wall WC and chrome heated towel rail.





BEDROOMS & FAMILY BATHROOM

Room for family, guests and home working



Bedroom Two is another excellent double bedroom fitted with extensive built in furniture including a double wardrobe, eaves storage and the airing cupboard housing the Worcester gas fired boiler and hot water cylinder. A large rear window enjoys delightful views over the garden.

Bedroom Three is a further spacious double bedroom overlooking the front of the property and benefits from built in double wardrobes with sliding doors.

Bedroom Four is currently arranged as a home office and offers an ideal space for those working from home. It also provides excellent flexibility as a nursery, hobbies room or occasional bedroom if required.

The fully tiled family bathroom is fitted with a panel enclosed bath with shower attachment and a separate shower cubicle with thermostatic shower, vanity basin, chrome heated towel rail and an opaque side aspect window.







THE REAR GARDEN

A landscaped setting for entertaining



Outside, the rear garden has been thoughtfully landscaped to create an attractive and private setting. A generous patio and raised deck provide ideal spaces for outdoor dining and entertaining, while an aluminium pergola offers welcome shade during the warmer months. Beyond, the lawn is bordered by mature shrubs and established hedging, creating an excellent degree of privacy. A greenhouse and timber storage shed are positioned towards the rear of the garden, while a pathway provides access to the double garage and gated side access.





THE APPROACH

A gated driveway and double garage



To the front, the property is equally impressive with an extensive gravel driveway centred around an attractive palm tree. Remote operated electric gates provide secure access, while there is ample parking for numerous vehicles together with space for a motorhome, caravan or boat, all enclosed by mature hedging for privacy. Directly opposite, woodland provides an attractive outlook that enhances the peaceful setting.

Completing the property is the attached double garage, fitted with twin electric up and over doors together with power and lighting.





THE SETTING

Living on Horton Road, Ashley Heath

Horton Road enjoys an enviable position within Ashley Heath, a popular village on the edge of Ringwood that offers an exceptional balance of peaceful surroundings and everyday convenience. Surrounded by woodland and open countryside, it is an ideal location for those who enjoy an active outdoor lifestyle while remaining well connected.

Just moments away are Moors Valley Country Park, Avon Heath Country Park and the New Forest National Park, offering miles of walking, cycling and horse riding routes together with family attractions throughout the year. Golf enthusiasts are well catered for with several highly regarded courses nearby, while David Lloyd Ringwood provides excellent leisure facilities including a gym, swimming pools, tennis courts and fitness classes.

Ringwood town centre is only a short drive away and offers an excellent selection of independent shops, cafés, restaurants, Waitrose, Sainsbury's and the town's popular weekly market. Families are served by a number of well regarded schools in both the state and independent sectors.

For commuters, the A31 provides direct access to Southampton, Bournemouth, Winchester and the M27 motorway network, while London can be reached in around two hours by road. Bournemouth Airport is approximately 20 minutes away and Southampton Airport around 35 minutes, making both business and leisure travel straightforward. The award winning beaches of Bournemouth and Sandbanks are also within easy reach, giving residents the opportunity to enjoy the very best of forest, coast and town living.

Property Information Report

Click to explore further property and location information.

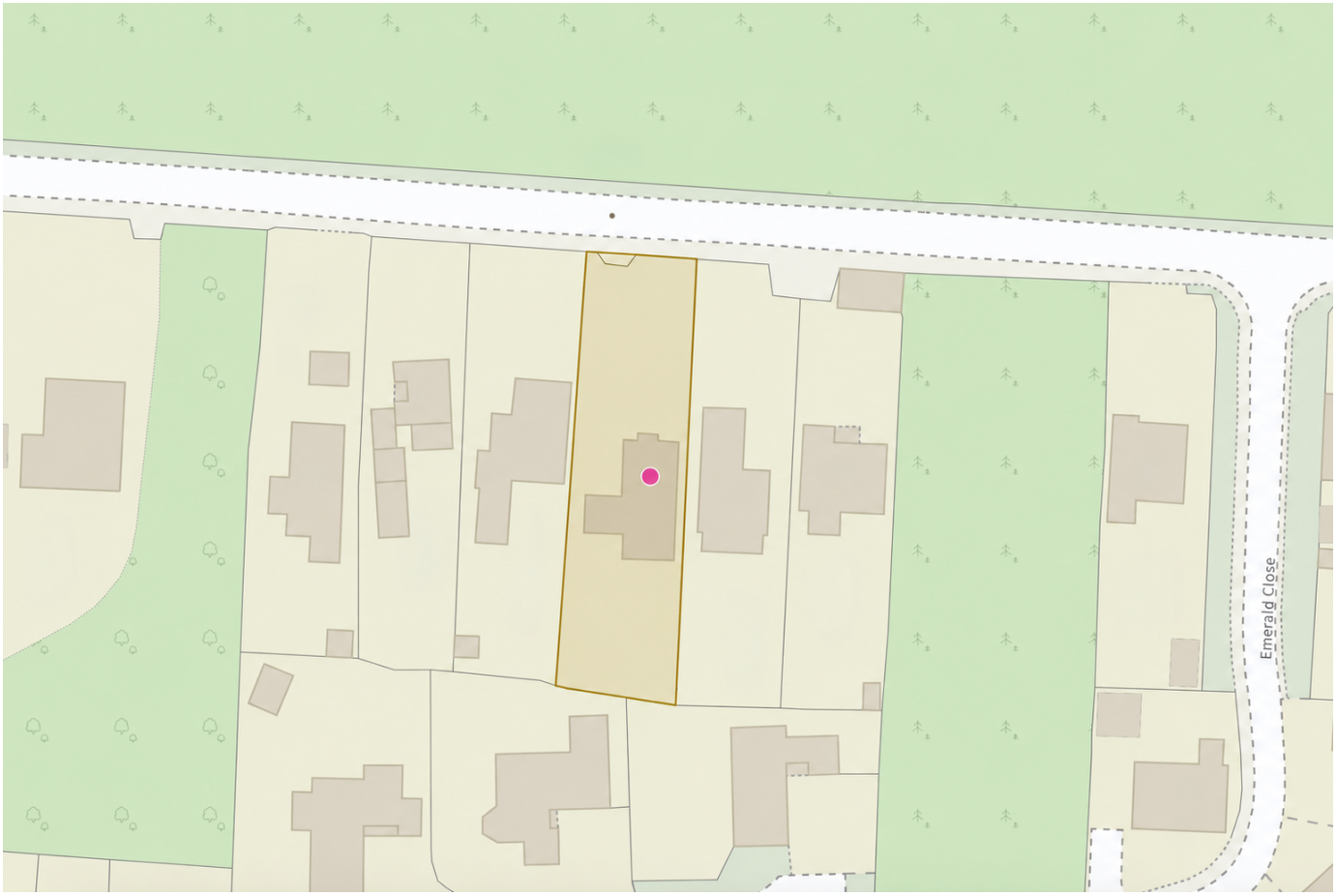
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THE PLOT

Plot plan

Approx. 0.26 acres | South facing rear garden

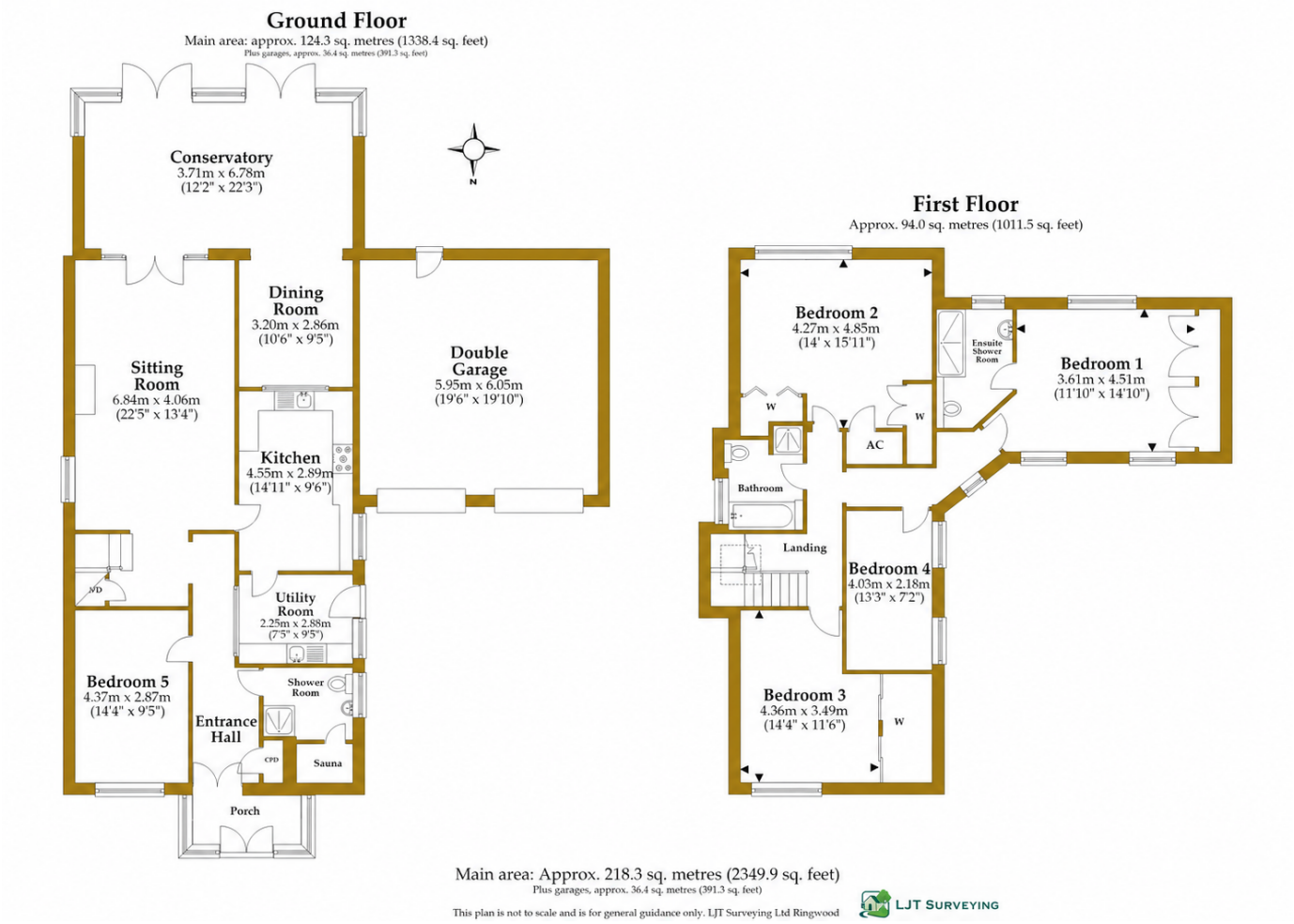


Indicative plot plan. For identification and general guidance only; boundaries should be checked against the title documentation.



THE LAYOUT

Explore the floor plan



Approximately 2,741 sq ft including the double garage

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.

BUYER INFORMATION

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

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/

New Forest District Council

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

Visit New Forest Council >

newforest.gov.uk

Dorset Council

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

Visit Dorset Council >

dorsetcouncil.gov.uk

Ashley Heath area guide

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

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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.

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> Watch the video tour

Come and take a closer look

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





Quentin Thatcher

Head of Sales & Lettings

quentin@fellsnewforest.com

Dan Fells

Director

dan@fellsnewforest.com

01425 489333

fellsnewforest.co.uk

Book a Viewing

Fells New Forest Property
5-7 Southampton Road, Ringwood, Hampshire, BH24 1HB

The Property Ombudsman