

**Grosvenor Close,**  
Ashley Heath, Ringwood, BH24 2HG



**MEYERS**  
MOVING BEYOND EXPECTATIONS



# Guide Price: £850,000

Perfectly positioned in one of Ashley Heath's most desirable locations. This impeccably presented four double bedroom detached family home has been comprehensively modernised and extended circa 2017. The property is situated in a quiet cul de sac location moments from the desirable Castleman Trailway and Lions Hill Nature Reserve, which offers miles of fabulous walks and cycle routes. The accommodation offers an impressive open plan living space which incorporates a high specification kitchen, separate sitting room, utility room, ground floor WC and shower room and integral double garage. Externally there is a carriage driveway and double gates leading to an area for additional parking if required. The rear garden is secluded with a level garden with a stunning sylvan setting.

 2  4  3  Multiple Vehicles

- Extended and Modernised to a High Specification c.2017
- 2688 SQ FT
- Moments from the Castleman Trailway and Lions Hill Nature Reserve
- Open Plan Kitchen / Dining / Family Room
- Separate Sitting Room with Open Fire
- Aluminium Framed Anthracite Windows & 6M Bi Folding Doors
- Four Double Bedroom and En Suite to Primary
- Integral Double Garage with Sectional Insulated Roller Door
- Carriage Driveway and Off Road Parking

## Entrance Hall/Study & Ground Floor WC

Entering the property via the anthracite composite front door you are greeted with a spacious inner hallway which provides a great space for a bench seat, coat hooks and shoe storage or could be utilised as a study area as the seller currently does. An internal door leads into the ground floor WC which comprises a low level WC, basin with mixer tap and vanity unit below, Quartz stone tile splashback and towel rail. The flooring is laid to Oak planks and bespoke Oak framed glazed bi folding doors lead into the open plan family room.

## Open plan Kitchen/dining/Family Room

The open plan living space has been designed to be the hub of

the property with six metre bi-folding doors taking centre point to the room, providing the perfect collaboration of inside/outside living. The space has been designed with three sections in mind, the sitting area, dining area and semi open plan kitchen which is located to the front aspect. The Oak staircase is situated as you enter the room and features a glazed balustrade and under stairs storage cupboard below. Oak plank flooring continues through the open plan space. The high end kitchen enjoys a large picture window to the front with views down the cul de sac and toward the trailway, and a part vaulted ceiling and skylight floods the space with natural light. The kitchen comprises a comprehensive range of white gloss 'linen' finish floor cupboards, pull out larder and bin store, deep pan drawers and soft closed hinged wall cupboards and cabinets. A

contrasting Star galaxy granite worksurface is fitted with matching upstands, splashbacks and continues onto the window sill with an undermounted inset stainless steel sink unit and half featuring a Franke mixer hot water tap. Further appliances include two matching mid height Neff hide and slide ovens with a Neff four ring induction hob and single ring gas fired Wok burner, a Neff extractor, integral dishwasher, full length fridge and undercounter freezer. The worksurface continues into a peninsula style breakfast bar with space for stools and the flooring in the kitchen has been laid to porcelain grey marble tiles and features underfloor heating. A hard wired heat detector is also fitted.

## Utility Room

The marble tiled flooring and

underfloor heating continues into the utility room which is accessed via an internal Oak door. The space offers tall fitted storage cupboards which can house the ironing board and Hoover and provides space for coats and shoe storage with additional floor and wall units fitted with space and plumbing for the washing machine and tumble dryer below. A secondary Franke sink unit and mixer tap is fitted into the worksurface with pattern tiled splashbacks over.

An internal door leads into the ground floor shower room from here which features a low level WC, wall mounted basin and mixer tap and glazed tile splashback and shower enclosure which has been fitted with a Mira shower and bi folding glazed door. A glazed personnel door leads to the rear garden from the utility room and an anthracite fire door into the integral garage.

## Sitting Room

From the open plan family room glazed double opening Oak framed doors lead into the triple aspect snug sitting room which features an open fire with stone hearth and mantle with windows both sides, bi folding doors again lead out to the rear garden and decking from here and window to the front provides another aspect to the room.

## First Floor Landing

The first floor landing provides access to all four double bedrooms, the family bathroom, and an airing cupboard which is shelved and is fitted with radiator for heating linen. A ceiling hatch and ladder provides access to the loft space which is partially boarded and benefits from power and lighting.

## **Bedroom 1 & En Suite**

The spacious primary bedroom has a large picture window overlooking the rear garden which has a lovely aspect with treetop views. There is ample space for a super king bed and freestanding furniture as well as being fitted with wall to wall wardrobes which has shelving and rails. A secret panel leads into the ensuite shower room which is fully tiled with stone travertine. Comprising a large walk-in shower enclosure with rainfall showerhead above, separate attachment and wall mounted valves, a low-level WC, dual fuel towel rail, double basins with mixer taps and storage units below. Also featuring a full width fitted mirror, LED ceiling lights and underfloor heating.

## **Bedroom 2**

Bedroom two also enjoys an aspect over the garden and has ample space for super king bed if required. There is space for

freestanding furniture or an ideal alcove space for floor to ceiling fitted wardrobes.

## **Bedroom 3**

Bedroom three is another spacious room with a rear aspect and has ample space for a king size bed and free standing furniture.

## **Bedroom 4**

Located to the front aspect this room also has space for king size bed, free standing furniture or space to build in.

## **Family Bathroom**

The luxury family bathroom serves bed two, three and four and has been fitted with tiled flooring and part tiled walls with underfloor heating, vanity unit, basin and mixer tap with a back lit mirror above and close coupled WC, deep double ended bath tub with a wall mounted waterfall mixer tap, valves and hand held

shower attachment, heated towel rail.

## **Integral Double Garage**

The integral double garage has ample space for two vehicles, work benches and shelving and has been fitted with an insulated single up and over sectional electric roller door. There is additional space for an undercounter fridge/freezer and also houses the Glow Worm boiler and Megaflow heating system.

## **Externally**

The front comprises a tarmac carriage driveway with a centre display border which has been planted with an array of shrubs and trees. The driveway leads to the double garage and high wooden gates provides access to an additional hardstanding which makes an ideal space for a caravan, camper or small boat. In this area there is a power supply, garden shed and log store. The enclosed rear garden is private

and secluded and is mainly laid to lawn with well stocked borders and a full width composite decking features directly off the rear of the property. A patio area in the far corner provides the perfect spot to catch the afternoon/evening sun and a secondary storage shed is situated on the western boundary fence. Scope and drawings available to extend over the double garage.

## **Additional Note**

The property has also been fitted with a hard wired security system and CCTV.

## **Location**

Situated within the heart of Ashley Heath, Grosvenor Close 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.

## **Council Tax Band – F**

## **EPC RATING – D**

## **Local Authority - Dorset**

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PARKING: 

GROSVENOR CLOSE  
ASHLEY HEATH  
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1800 SQ FT
FIRST FLOOR AREA	888 SQ FT
TOTAL FLOOR AREA	2688 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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