

Grosvenor Close,
Ashley Heath, Ringwood, BH24 2HG





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Offers In Excess Of: £725,000

This beautifully presented four double bedroom link-detached home is situated in one of Ashley Heath's premium and most desirable cul de sac locations, moments from the Castleman Trailway which offers miles of fabulous walks and cycle routes, and Lions Hill Nature Reserve for forest walks. The property has been modernised and offers bright and airy, versatile accommodation, which incorporates a spacious reception hall/dining area, a kitchen/breakfast/dining room, separate sitting room, utility room, ground floor WC and integral double garage. Externally there is off road parking for multiple vehicles and established and well-manicured, front and rear, level gardens. Offered with no onward chain.

 3  4  3  Multiple Vehicles

- Modernised and Refurbished
- 2325 SQ FT
- Moments from the Castleman Trailway and Lions Hill Nature Reserve
- Kitchen / Breakfast Room
- Separate Sitting Room with Log Burner
- Separate Dining Room and Conservatory
- Pressurised Heating System
- Integral Double Garage with Sectional Insulated Roller Door
- Off Road Parking for Multiple Vehicles – NO CHAIN

Entrance Porch & Ground Floor WC

Entering the property via a covered tiled porch area, a UPVC front door leads in the spacious porch which has been laid to tiles and benefits from an upright radiator. An internal door leads into the ground floor WC which comprises a low level WC, wash hand basin with traditional style taps and vanity cupboard below, a wall mounted towel rail and an opaque opening window to the side. Partially glazed internal double doors from the porch then lead into the dining area/reception hall from here.

Dining Area/Reception Hall

Currently used as a dining area, this versatile space could be utilised a reception area or dining room. The flooring has

been laid with oak effect laminate flooring and there is space for a six to eight seater table and chairs and freestanding furniture. The refurbished stairs rise to the first floor landing from here and feature an Oak hand rail with newly fitted spindles and a store cupboard below. A second set of glazed double opening internal doors lead to the sitting room, and UPVC sliding doors lead into the conservatory.

Conservatory

The conservatory features tiled flooring, with low level brick walls and wrap around UPVC double glazing and French doors lead out to the rear garden and patio area.

Sitting Room

The separate sitting room is triple aspect with a view to the front and rear elevation via a

large picture window and feature windows are located to the side of the centralised log burning stove which fitted on a stone hearth and mantle. There's ample space for sofa suite and freestanding furniture.

Kitchen/Breakfast Room

The dual aspect kitchen/breakfast room is accessed via an internal door from the dining area and includes a comprehensive range of shaker style, wall and floor units, with a quartz style resin work surface and upstands with an inset Blanco stainless steel sink unit and (water softened) mixer tap and separate drinking tap. Appliances include a four ring Schott Ceran Hotpoint hob with Bosch extractor over and an undercounter oven with an additional mid height Bosch oven and grill, integral fridge/freezer and Neff

dishwasher. There is space at the breakfast for three stools and ample space for a dining table and chairs.

Utility Room

Accessed from the kitchen, the utility room has additional floor and wall cupboards with a contrasting work surface, a corner cupboard houses the Glow Worm boiler and there is space and plumbing for a washing machine and tumble dryer. There is a stainless steel sink unit and floor and wall cupboards with a tiled splashback. A large walk in cupboard provides a great space for further storage or pantry. A UPVC door leads to the rear garden from here and a fire door leads into the integral double garage.

First Floor Landing

The first floor landing provides

access to all four double bedrooms, the family bathroom, and an airing cupboard which is shelved for linen and houses the pressurised water tank. A ceiling hatch and ladder provides access to the loft space which is partially boarded and benefits from power and lighting.

Bedroom 1 and En Suite

The spacious primary bedroom enjoys an aspect over the rear garden via a large picture window which is fitted with a remote control blind. There is ample room for king or queen size bed, and freestanding furniture.



A door leads into the en suite shower room which has been fitted with a low level WC, a Laufen ceramic wash hand basin with a Hansgrohe mixer tap and Montrose vanity storage cupboard below with a resin stone surface and upstands and a wall mounted mirror over and wall mounted towel rail. A large walk-in shower with sliding shower door features with Hansgrohe mixer valves and a rainfall style shower attachment, enclosed with wet wall panels.

Bedroom 2

Bedroom two also enjoys an aspect over the garden and has ample space for a king size bed if required and benefits from a fitted wardrobe with shelving and rail.

Bedroom 3

Bedroom three is another double bedroom with an aspect to the front elevation and also having

fitted wardrobes with sliding doors and shelving and rails within.

Family Bathroom

The family bathroom serves bed two, three and four and comprises a shaker style panelled bath with mixer taps and separate attachment, enclosed with a stone effect wet wall panel, Monrose vanity unit with Laufen ceramic basin and Hansgrohe mixer tap with a resin top and upstands with an illuminated mirror over and low level WC, a full height wall hung towel rail and tile effect flooring.

Integral Double Garage

The integral double garage has ample space for two vehicles, work benches and shelving and has been fitted, with an insulated Hormann electric sectional door up. There is additional space for a freestanding fridge/freezer.

Externally

The front of the property is laid with block paving and provides off road parking for two vehicles in front of the garage. The front has been well screen with established shrub and tree borders with a lawned area and a pathway leads to the covered porch area which has been tiled and features external lighting. There is access to the side of the property via double opening wooden gates, this could be utilised for additional parking – boat, caravan or motorhome.

The south east facing rear garden is mainly laid to lawn with fencing and established shrub and tree borders with a patio area located directly off the rear of the property to provide outside dining space. An area to the side, behind the wooden gates, provides space for a log store and bin storage. A garden shed has been recently erected and has power lighting with an additional brick built storage shed and

and greenhouse. Double power sockets and security lighting feature.

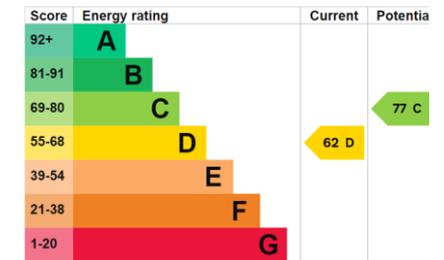
Location

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.

Agents Note

Viewing is highly recommended to appreciate the attention detail within this home. The owner is also offering no onward chain so a smooth and secure transaction can be achieved.



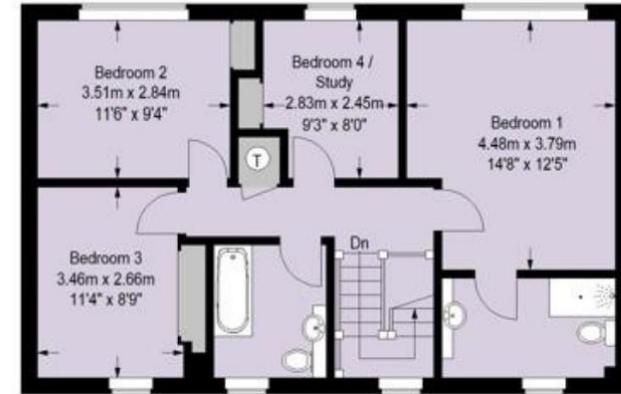
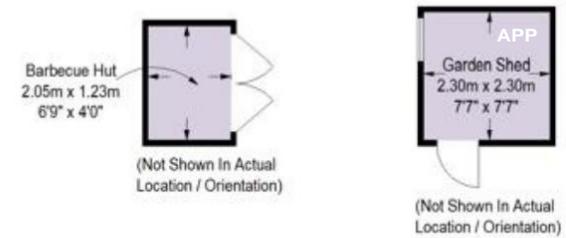
Council Tax Band - F
Mains Drainage and Gas
District Council - Dorset







GROUND FLOOR



FIRST FLOOR

PARKING: 

GROSVENOR CLOSE
ASHLEY HEATH
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1506 SQ FT
FIRST FLOOR AREA	729 SQ FT
TOTAL FLOOR AREA	2325 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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