



St. Ives Park

ASHLEY HEATH, RINGWOOD, DORSET, BH24 2JX

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ESTATE AGENTS



Stylish Home in Ashley Heath

A beautifully presented four-bedroom family home set in around 0.3 of an acre, located in one of Ashley Heath's most sought-after positions.

This modern home offers generous accommodation, superb outdoor living spaces, and a stunning, fully insulated garden room with air conditioning — perfect as a home office, studio, or entertaining space. Vendors suited.

A glazed porch opens into a welcoming entrance hallway, leading through to the impressive, vaulted kitchen/dining room, bathed in natural light from its triple aspect. The kitchen is fitted with a comprehensive range of wall and base units with granite worktops, and includes integrated appliances such as a double oven, dishwasher, and five-ring gas hob, as well as an American-style fridge freezer. A bay window with shutters and feature window seat overlooks the front garden, while a skylight and rear door provide access to the covered outdoor seating area.

- 4 Bedrooms
- Double Garage
- Garden Office with Air Conditioning & Wi-Fi
- Impressive Principal Bedroom Suite
- Spacious Kitchen/Living Space

Local Authority: Dorset Council • Tax Band: F • EPC: C



FOR SALE: FREEHOLD



49 ST. IVES PARK | 3 | ASHLEY HEATH

ACCOMMODATION

Adjacent is a utility room with plumbing for a washing machine and tumble dryer, housing the Worcester boiler.

The dual aspect sitting room features solid wood flooring and French doors opening onto the rear terrace, creating a wonderful space for relaxation and entertaining.

On the ground floor are three double bedrooms – two to the rear and one to the front – served by two stylish shower rooms, each with a shower, WC, and wash hand basin; one also includes a bidet.

A return staircase rises to the first-floor principal bedroom, a superb dual-aspect room with vaulted ceiling, apex windows fitted with shutters, and a luxurious en-suite bathroom featuring a freestanding bath, separate shower, bidet, WC, and wash hand basin.

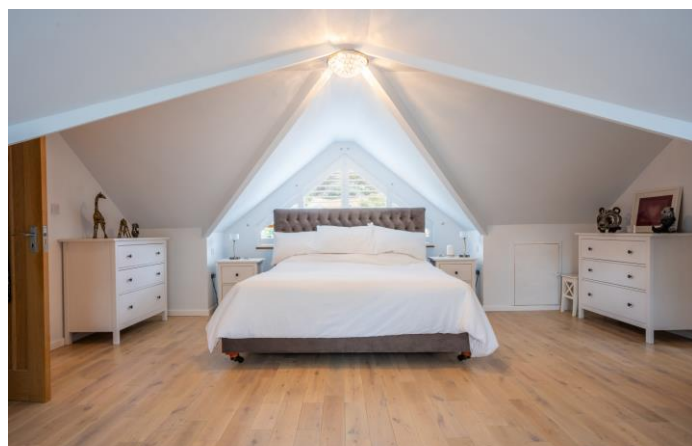
An adjacent office with skylight Velux window is currently used as a walk-in wardrobe.

The property is approached via a stone driveway providing ample parking and access to a double garage with electric roller door, power, lighting, and an EV charging point.

The rear garden enjoys excellent privacy, mainly laid to lawn with established shrub and tree borders. A porcelain terrace spans the rear of the property, incorporating a covered vaulted seating area with lighting and power – ideal for year-round al fresco dining.

A standout feature is the fully insulated, climate-controlled garden room – fitted with an air conditioning system that provides both heating and cooling. French doors and a floor-to-ceiling picture window flood the space with natural light, while LED lighting and unify wireless connectivity (linked to the main router) make it an exceptional setting for work or relaxation.







LOCATION

Situated within the highly regarded residential area of Ashley Heath, approximately two miles west of the popular market town of Ringwood, which offers a weekly street market, a range of independent shops, supermarkets, restaurants, and professional services.

The New Forest National Park lies about three miles to the east, offering a wealth of outdoor pursuits including walking, cycling, riding, and fishing. Boating centres can be found within easy reach at Poole, Christchurch, and Lymington.

Excellent road links via the A31 and A338 provide convenient access to Bournemouth (8 miles), Salisbury (18 miles), and Southampton (18 miles), while National Express coaches operate regular services to London and major airports.

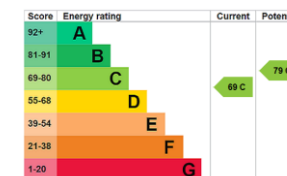




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