

# BUSHMEAD DRIVE

Ashley Heath | Ringwood | BH24 2HT





# Guide Price: £1,195,000

Situated in the heart of Ashley Heath on a quiet and highly sought-after road, this beautifully presented, remodelled, and extended chalet-style residence offers luxurious and spacious accommodation, perfectly designed for modern family living. The property boasts four generous double bedrooms, including a ground floor bedroom with an adjoining bathroom. On the first floor, there are three further double bedrooms, including an impressive primary suite featuring an en suite bathroom and dressing area. Enjoying a leafy, wooded outlook to the front, the home presents an attractive façade complemented by a carriage-style driveway, providing ample off-road parking. Set within a private and enclosed wraparound plot of approximately 0.25 acres, the property offers both seclusion and space. This exceptional home is offered to the market with no forward chain.

 2  4  3  Multiple and Garage

- 2598 SQ FT Family Home
- Extended and Remodelled – High Specification
- Private and Secluded 0.25 (approx) Acre Wrap Around Plot
- High Specification and Beautifully Presented Throughout
- Bespoke Walnut Stair Case and Solid Oak Herringbone Flooring
- Underfloor Heating on the Ground Floor
- Kitchen / Breakfast / Dining Room with 5m Bi-Fold Doors
- Ground Floor Double Bedroom with Adjoining Bathroom
- Off Road Parking for Multiple Cars and Garage
- Short Walk to Moors Valley Country Park and Castleman Trailway

## **Entrance Hallway**

A uPVC front door with a glazed panel opens into a spacious and welcoming entrance hallway which immediately creates a strong first impression, offering attractive views through the kitchen and dining space via the bifold doors and out towards the rear garden. The hallway is finished with wood block herringbone flooring, which continues seamlessly through into the kitchen and dining area. There is an understairs storage cupboard fitted with hanging rails for coats and internal lighting. An additional storage cupboard houses the underfloor heating manifold, fuse board and internet connections, with internal double sockets for convenience.

## **Ground Floor Bathroom**

The ground floor bathroom is stylishly finished with tiled flooring and tiled walls. It

comprises a wall-mounted WC with concealed cistern and a wall-mounted vanity unit with an inset basin and mixer tap, complemented by an illuminated mirror above. The bathroom also includes a tiled bath fitted with a glazed shower screen, rainfall shower head and separate handheld attachment with wall-mounted controls. An opaque opening window provides natural light to the side elevation. There is also a storage cupboard housing the hot water cylinder, pressurised heating system and water softener.

## **Sitting Room**

Accessed via double internal doors from the hallway, the sitting room is a generous and comfortable living space with ample room for multiple sofa arrangements. The room benefits from a dual aspect with a window overlooking the front elevation and French doors

directly onto the patio, allowing natural light to fill the space and providing easy access to the garden.

## **Kitchen / Dining Room**

The kitchen, dining and family room is accessed from the hallway through double opening doors and forms the central hub of the home. This impressive space benefits from French doors leading to a side patio as well as a five-metre aluminium-framed bifold door opening out onto the rear patio, creating an excellent connection between the interior and the garden.

The handmade shaker-style kitchen features a range of floor and wall-mounted units complemented by marble stone work surfaces with matching upstands and windowsills, creating a luxurious and high end finish. There are two stainless steel sink units with a mixer tap and an additional filtered water tap. Integrated appliances include a

Miele mid-height oven, a combination oven with warming drawer, an integrated fridge and freezer, a Liebherr full-height dual-zone wine cooler and an integrated Miele dishwasher. A central island provides breakfast bar seating and is fitted with a five-ring Miele gas hob with extractor above, set within a feature drop-down ceiling. The kitchen also offers excellent storage solutions including soft-close drawers, integrated bin storage, a corner carousel unit, pull-out cupboards and a corner larder cupboard. The dining area provides ample space for an eight to ten seat dining table and chairs, with additional room for a sofa or freestanding furniture if desired.

## **Utility Room**

The utility room is accessed from the hallway and has been finished in the same style as the kitchen with matching floor-mounted units and a full-height

storage unit suitable for appliances, an ironing board and vacuum storage. There is space and plumbing for a washing machine and tumble dryer beneath a marble stone work surface with an inset stainless steel basin and mixer tap. A Vaillant boiler is positioned in the corner of the room. A uPVC glazed door leads to the side elevation, providing access to the pathway which connects the rear garden and front driveway.

## **Ground Floor Bedroom 4**

The ground floor bedroom is a spacious and versatile room with a pleasant aspect overlooking the front elevation. The room offers ample space for a king or super king bed along with freestanding furniture, making it suitable as a guest bedroom or additional family accommodation.

## **First Floor Landing**

Walnut hardwood stairs with a

carpet runner and glazed balustrades rise from the entrance hallway to a gallery-style first floor landing. This space is flooded with natural light from Velux windows and provides access to all first floor accommodation. The landing also houses a storage cupboard with built-in shelving for linen and a radiator, along with additional eaves storage.

### **Bedroom 1 and En Suite**

The principal bedroom is located towards the rear of the property and enjoys a pleasant outlook over the rear garden through a large picture window. The room features a vaulted ceiling with pendant lighting and LED accent lighting, creating a bright and contemporary feel. There is ample space for a king or super king bed as well as freestanding furniture. An opening leads into a dressing area fitted with built-in storage including rails,

shelving and drawers. A Velux window provides natural light within this space. A doorway then leads into the ensuite shower room.

The en suite has been finished to a high specification with floor-to-ceiling porcelain tiles and comprises a wall-hung WC with concealed cistern, a wall-mounted vanity unit with double basins and mixer taps, and an illuminated mirror above. There is also a matt black heated towel rail and a large walk-in shower with a ceiling-mounted rainfall shower head, separate handheld attachment and wall-mounted controls. The shower area includes recessed alcove storage and the room benefits from sensor lighting upon entry.

### **Bedroom 2**

Bedroom two is another spacious double bedroom with dual aspect windows to both the front and rear elevations, allowing for excellent natural light throughout the day. The room

comfortably accommodates a king or super king bed along with freestanding furniture and also benefits from access to eaves storage.

### **Bedroom 3**

Bedroom three is a generous double bedroom positioned to the front of the property. The room offers space for a double bed and freestanding furniture and also includes additional eaves storage.

### **Family Bathroom**

The family bathroom is a bright and elegant space, flooded with natural light from two Velux windows. Finished to the same high standard as the ensuite, the room features floor-to-ceiling tiles and includes a wall-mounted WC with concealed cistern and a wall-mounted vanity unit with a built-in ceramic basin and mixer tap. Above the vanity unit there is shelving for storage along with a fitted mirror. The bathroom also features a matte black framed glazed corner walk-in shower

fitted with a rainfall shower head, separate handheld attachment and wall-mounted controls. A matt black heated towel rail is also installed. The room is completed by a double-ended freestanding bath with a floor-mounted mixer tap and shower attachment, and benefits from sensor lighting upon entry.

### **Garage**

The property benefits from a single garage fitted with power and lighting and accessed via an electric up and over door.

### **Externally**

The front of the property is approached via a rendered wall with stone copings which leads into a carriage-style driveway. Block paved rumble strips guide you onto a shingle driveway with an additional block paved parking area which could accommodate a carport or further hardstanding parking if required. The driveway provides ample space for multiple vehicles and is enclosed by fencing

and mature laurel hedging. A paved pathway leads to the covered porch and provides access to a side gate. Exterior wall lighting and soffit lighting enhance the front elevation.

The rear garden is private and enclosed with established hedging and tree borders and is predominantly laid to lawn. A light grey sandstone patio spans the full width of the rear of the property and provides access from the utility room, kitchen and dining area and the sitting room, creating an ideal space for outdoor dining and entertaining. There are multiple external double electrical sockets and wall-mounted exterior lighting. Space for bin storage is located behind the garage and a pedestrian gate provides convenient access to the front driveway.

**Tenure – Freehold**  
**Services – Mains Drains**  
**Council – Dorset**  
**EPC – C**  
**Council Tax Band - E**





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MOVING BEYOND EXPECTATIONS



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Approximate Gross Internal Area  
 Ground Floor = 133.2 sq m / 1434 sq ft  
 First Floor = 91.8 sq m / 988 sq ft  
 Garage = 16.4 sq m / 176 sq ft  
 Total = 241.4 sq m / 2598 sq ft



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**ASHLEY HEATH**  
**BH24**



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APPROXIMATE AREAS		
GROUND FLOOR AREA	1434	SQ FT
FIRST FLOOR AREA	988	SQ FT
TOTAL FLOOR AREA	2598	SQ FT
COUNCIL TAX		E
EPC RATING		C
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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