

ASHLEY DRIVE NORTH

Ashley Heath | Ringwood | BH24 2JL



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Offers In Excess: £1,500,000

A Unique and One-of-a-Kind Family Home – Blending Traditional Elegance with Contemporary design and style. Built new in 2022, this exceptional five-bedroom, four-bathroom residence offers the perfect harmony of classic design and modern living across an impressive 4,018 sq ft. Situated behind a private gated driveway with beautifully landscaped front and rear gardens, this standout home is ideal for family life and entertaining with the open plan kitchen/dining/snug and bi-fold doors, complemented by a separate sitting room, a dedicated study, and a generous utility/boot room. A rare feature, the first-floor laundry room adds both convenience and practicality to daily living. A rare opportunity to own a home that seamlessly combines the charm of traditional architecture with the comfort and efficiency of modern design. Offered with no chain.

 3/4  5  4  Multiple Vehicles

- Five Double Bedroom Family Home
- Built New in 2022 – ICW Building Warranty Remaining
- Hikvision HD CCTV System - Mobile App/Desktop
- 6m Aluminium Framed Bi-Fold Doors and Flush Casement Windows
- Ground Floor Under Floor Heating with Heatmiser Thermostats
- Cat 5 Cabling & Hard Wired Wi-Fi boosters
- Pressurised Heating System and Oversize Water Tank
- Electric Gates and Intercom system
- Off Road Parking for Multiple Vehicles and Double Integral Garage
- Landscaped Front and Rear Gardens
- No Chain

Entrance Hallway

A solid oak front door with side panel windows opens into a bright, spacious entrance hallway featuring a central staircase that leads to a galleried landing. The hallway includes two built-in storage cupboards—one fitted with shelving for coats and shoes, and a server cupboard which also houses the consumer units and meters. Twin part-glazed crittall-style doors on either side of the staircase provide access to the kitchen/dining/family room. Additional storage is provided by an under-stairs cupboard. Elegant Karndean Chevron flooring flows through the hallway into the kitchen and family areas.

Sitting Room

Accessed from the hallway via double doors, this well-proportioned sitting room features a front-facing bay window with shutters, a central log-burning stove set on a tiled hearth with a stone mantel, and

ample space for multiple sofa suites.

Study/Home Office

Located off the hallway, the study enjoys views to the front aspect and has been thoughtfully designed with floor sockets to accommodate a central desk. The bay window with shutter blinds adds character, and the room is fitted with multiple power points and a lockable door for added security.

Cloakroom

The ground floor cloakroom has been styled in a traditional theme and features a mid-level Burlington WC cistern, a wall-mounted Burlington ceramic basin with classic taps, and detailed tile work for a timeless finish.

Kitchen / Dining / Family Room

The heart of the home, this open-plan space is both functional and stylish. A central 6m-wide set of

anthracite aluminium bi-fold doors open to a raised patio and the rear garden, flooding the space with natural light. The shaker-style kitchen offers extensive storage including deep pan drawers, carousel units, larder cupboards, and integrated bin storage, all topped with luxurious granite worktops and upstands. A double butler sink with mixer hose tap sits beneath a window. Appliances include an integrated Bosch dishwasher, a plumbed American-style fridge freezer, and a freestanding Rangemaster oven with six-ring gas hob and built-in extractor with mirrored splashback. On either side of the fridge freezer are dedicated pantry and coffee stations with stone worktops, built-in microwave, Quooker hot tap, and additional storage.

The central island offers extra storage and breakfast bar seating. A sliding door leads to a walk-in pantry with sensor lighting, shelving, and power points. There's ample space for a 10–12 seater dining table. The far end of the room forms a cosy snug with

There's ample space for a 10–12 seater dining table. The far end of the room forms a cosy snug with exposed brick fire place with a log burner on a tiled hearth, oak mantle, and space for a corner sofa and freestanding furniture.

Boot Room & Utility Room

The boot room, accessed from the kitchen, includes built-in storage, coat hooks, and leads to both the front driveway via an external door and the integral garage via an internal door. Chevron flooring continues from the kitchen.

The separate utility room is fitted with shaker-style cabinetry, stone worktops, an inset stainless-steel sink, and space for additional laundry appliances. Finished with tiled flooring, it also has rear garden access via a solid oak door.

Playroom

Accessed via an internal door from the kitchen/dining area, this versatile room is ideal as a

children's playroom. It features continued Karndean flooring, provisions for a wall-mounted TV, and a side-facing window.

First Floor Galleried Landing

The centralised staircase with oak hand rails and carpeted runner leads to a spacious galleried landing with vaulted ceiling, feature wall and ceiling lighting, and double doors housing the pressurised heating system and hot water tank. A Nest thermostat and second intercom touch pad are located on the landing. The landing provides access to all bedrooms and family bathroom.

First Floor Laundry Room

Finished with tiled flooring and shaker-style units, the upstairs laundry room includes plumbing for a washing machine, worktop space for a stacked dryer, a hanging rail, and a rear-facing window. Ideally designed for convenience and practicality.

Primary Bedroom Suite

This generously sized primary bedroom overlooks the rear garden and features an anthracite column radiator and built-in wardrobes. A separate dressing area leads to a luxurious en suite with hexagonal marble-style flooring, a double Corian sink unit with heritage taps, freestanding bath with traditional taps and handheld shower, WC, and a large walk-in rainfall shower with Burlington controls. The bay window with shutters adds charm.

A lockable internal door from the bedroom provides access to an additional dressing area with a velux window and an internal door from here leads to bedroom 5/playroom. A separate WC is also accessible from the dressing area.

Bedroom 2

A spacious rear-facing double

room with dual-aspect windows and fitted wardrobes. The en suite includes a walk-in shower, tiled walls, ceramic basin with traditional taps, vanity unit, towel rail, and WC. Ceiling hatch provides loft access.

Bedroom 3

Another spacious double with dual-aspect bay window to the front, built-in wardrobes, and an anthracite radiator. The en suite offers a walk-in shower with Metro-style tiling, ceramic basin with traditional taps, vanity unit, towel rail, and WC.

Bedroom 4

A front-facing double bedroom with built-in wardrobe and column-style radiator. Contains a loft hatch for additional storage.

Family Bathroom

Styled to match the rest of the home, this bathroom includes a

freestanding Burlington bath with floor-mounted taps and handheld shower, a large walk-in shower with rainfall head and tiled surround, traditional ceramic basin with vanity unit, wall-mounted towel rail, and WC. Window with shutter blinds.

Bedroom 5 / Games Room

Accessed via the internal door from the primary suite dressing area or via a staircase external to the garage, this flexible space could serve as a home office, games room, or additional guest bedroom. Includes a private WC.

Integral Double Garage

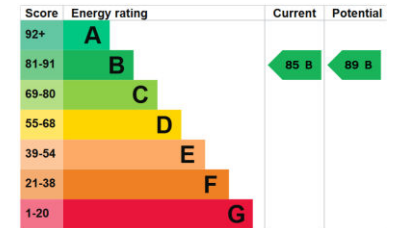
Fully plastered and finished to a high standard with a gas-fired radiator, LED lighting, skirting boards, and carpeting. Dual Hormann sectional electric roller doors. An ideal space which is suitable for use as a gym, games room, or secure storage for vehicles. An internal door from the garage leads into the boot room and utility area.

Externally

The front of the home is enclosed with established hedge borders, post and rail fencing and is approached via wrought iron electric gates with brick piers, integrated postbox, intercom, and lighting. The extensive shingle driveway with block edge and a rumble strip provides off-road parking for multiple vehicles and is bordered by lawn and a sandstone pathway leading to the covered front porch with oak beams and boom room. Shrub borders is located below the bay windows and a Victorian decorative lamp add character to the front elevation with wall mounted exterior lighting.

The wraparound rear garden is laid mainly to lawn with mature planting including red robins and ferns, enclosed by close-board fencing. A raised sandstone patio wraps around the rear and side elevations, ideal for entertaining and al-fresco dining, with outdoor lighting completing the space.

A garden shed is located to the far corner of the garden which has power and lighting and the front of the property can be accessed to from both sides with an area for a log store under the external staircase to the side elevation. Also featuring external electrical sockets, hot and cold water taps to the side elevation with two hose point in the front garden.



EPC – B
COUNCIL TAX BAND – G
COUNCIL – DORSET



Features

- Smart HD Hikvision CCTV system, viewable via mobile and desktop apps
- Electric gates with video intercom system, linked to smart automation with Two smart automation touchpads (upstairs & downstairs) control CCTV, AV, and gate intercom
- Extensive Cat 5 data cabling throughout the home, including to:
Bedrooms, games room, study, snug, lounge, and playroom – all hardwired for high-speed internet & TV
- Patio area, including external audio visual cables and outdoor speakers (first fix)
- Wi-Fi boosters hardwired for full-house connectivity
- Server cupboard houses all AV, intercom, CCTV, and data cabling connections
- Underfloor heating throughout downstairs, zoned via individual Heatmiser thermostats. Underfloor heating manifold downstairs.
- Upstairs heated via traditional column radiators, custom-sprayed to match interior décor
- Heating and wall thermostats controlled via the NEST smartphone app
- Pressurised heating system with oversized hot water cylinder
- Water softener system, including softened water to external taps
- Air conditioning in all upstairs bedrooms
- Wool carpets in all carpeted rooms, landing and stair runner
- Zoned intruder alarm system
- Full smart home infrastructure prepared (first fix for automation & speaker systems)

Location

The property is situated within the sought after and exclusive area within Ashley Heath about 2 miles from Ringwood town centre and is located on the outskirts of the highly sort after area of Avon Castle. Hurn Lane is set within the Avon Valley and is 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 Moor Valley Country Park.

Viewing is highly recommended to appreciate the attention to detail, style and design within this wonderful home

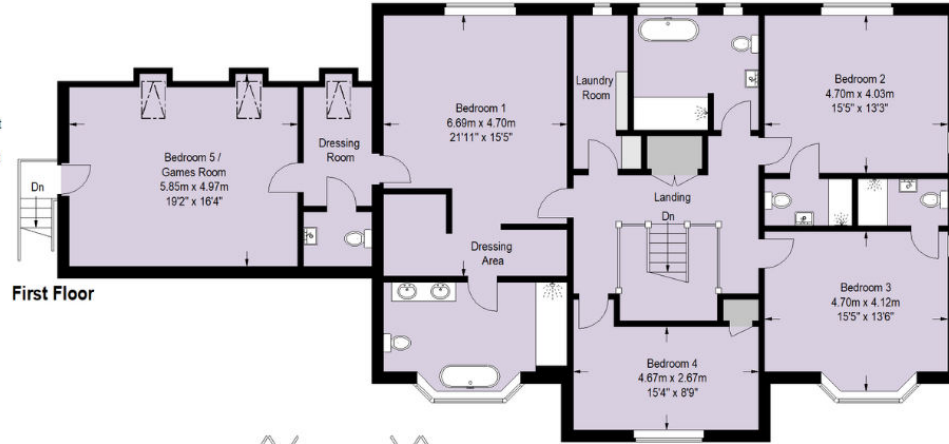
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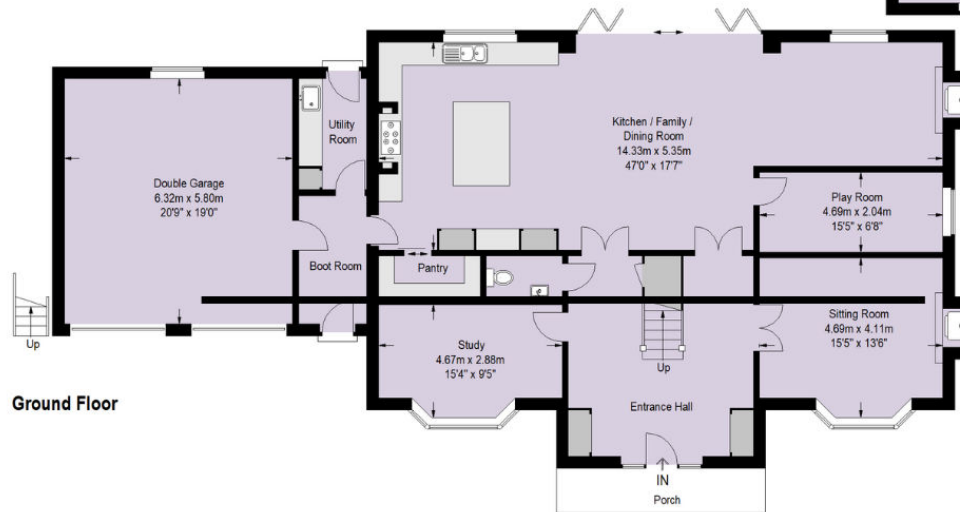




Approximate Gross Internal Area
 Ground Floor = 157.2 sq m / 1692 sq ft
 First Floor = 179.3 sq m / 1930 sq ft
 Double Garage = 36.8 sq m / 396 sq ft
 Total = 373.3 sq m / 4018 sq ft



First Floor



Ground Floor



ASHLEY DRIVE NORTH
 ASHLEY HEATH
 RINGWOOD
 BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	1692 SQ FT
FIRST FLOOR AREA	1930 SQ FT
TOTAL FLOOR AREA	4018 SQ FT
COUNCIL TAX	G
EPC RATING	B
APPROXIMATE UTILITY COSTS	

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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.