

ST IVES PARK

Ashley Heath | Ringwood | BH24 2JX



MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £1,500,000

Bold contemporary architecture meets Scandinavian-inspired elegance in this exceptional single-storey home. Featuring striking cedar-clad elevations, beautifully crafted interiors and seamless indoor-outdoor living, this turn-key residence is ideally suited to those looking to downsize without compromise, whilst also offering excellent family accommodation. Occupying a generous plot with a landscaped south to west-facing garden and direct access to open playing fields, the property offers a rare combination of style, privacy and lifestyle in the heart of Ashley Heath.

A viewing is a must to fully appreciate the exceptional attention to detail throughout this truly one-of-a-kind home.

 2  4  3  Multiple Vehicles

- Exceptional contemporary single-storey residence with striking cedar-clad Scandinavian-inspired architectures
- Stunning open-plan living space with vaulted ceilings and apex glazing
- Luxury kitchen with quartz island and premium integrated appliances
- Four double bedrooms, including two beautifully appointed en suites
- Underfloor heating with porcelain tiled flooring throughout
- Detached cedar-clad studio/home office/gym or hobbies room
- Double garage with sectional roller door and tiled flooring
- Electric gated entrance with resin driveway and EV charging point
- Beautifully landscaped south to west-facing garden with courtyard, greenhouse and direct access to playing fields

Entrance Hallway

Full-height aluminium framed double doors with side panel windows lead into a stunning entrance hallway, allowing an abundance of natural light to flood the property. Upon entering, immediate views extend through the living space towards the rear garden, creating a wonderful sense of space and showcasing the bespoke architectural features of the home. An open overhanging porch with cedar-clad soffits and LED lighting provides a covered entrance. Porcelain tiled flooring runs throughout the property, complemented by underfloor heating.

Sitting / Dining Room

Flowing seamlessly from the entrance hallway, the impressive open-plan sitting and dining room offers space for a dining table seating eight to ten guests. Large aluminium sliding doors with side windows provide access to the courtyard garden,

while additional floor-to-ceiling windows and further sliding doors across the rear elevation maximise natural light and garden views.

A striking vaulted ceiling with apex glazing enhances the sense of space, whilst bespoke fitted cabinetry incorporating a bookcase and storage cupboards provides practicality and style. A wood-burning stove with feature flue creates a superb focal point within the room. Further sliding doors lead to a secondary patio area connecting directly with the kitchen terrace. The room offers ample space for multiple seating arrangements and freestanding furniture.

Kitchen / Breakfast Room

The handcrafted, locally sourced, custom made kitchen flows effortlessly from the main living areas. The kitchen/breakfast room features a comprehensive range of floor and wall mounted units centred around a contrasting island with waterfall-edge 30mm Palermo Quartz work

surfaces and matching upstands. A bespoke oak display shelf adds warmth and character. Premium appliances include a Quooker Pro tap providing boiling, chilled still and sparkling water, a Fisher & Paykel double drawer dishwasher, two under-counter Neff freezers, full-height larder refrigerator, pull-out larder, corner carousel storage, integrated bin storage, Siemens oven, combination/microwave oven and warming drawer. A dual-zoned wine cooler is complemented by glazed display cabinets with oak shelving, integrated LED lighting and mirrored backing. A downdraft Elica Switch induction hob is positioned within the island and beneath a roof lantern, creating a focal point whilst enjoying views across the garden and terrace.

Utility Room

Accessed via a part-glazed door from the kitchen, the utility room is fitted with a range of floor and wall mounted units complemented by matching work surfaces to

match the kitchen with an inset 1810 stainless steel sink with mixer tap, and is positioned beneath additional storage cupboards. Further features include pull-out larder cupboards, a linen storage cupboard, and concealed housing for the Vaillant boiler and electrical consumer unit.

Boot Room / Laundry Room

A glazed aluminium door leads into the boot and laundry room. This practical space provides access to a walk-in storage cupboard with plumbing and space for a stacked washing machine and tumble dryer. Additional shelving and storage cupboards offer excellent organisation. Natural light is provided via a roof lantern and sliding doors to the side elevation. Engineered flooring and ample space for freestanding furniture make this an exceptionally versatile area.

Bedroom One & En Suite

The principal bedroom is positioned to the front of the property and is a spacious double room benefitting from fitted wardrobes and plantation shutters. Porcelain tiled flooring with underfloor heating continues throughout. The luxurious en suite comprises a wall-mounted WC, vanity resin wash hand basin with illuminated mirror and shaving point, heated towel rail and opaque opening window. A large walk-in shower enclosure features tiled walls, concealed shower controls, a ceiling-mounted rainfall shower head and separate handheld attachment. A ceiling hatch with pull-down ladder provides access to a substantial loft space with natural light from a window, offering potential for conversion or creating a mezzanine floor, subject to the necessary consents and building regulations.

Family Bathroom

The family bathroom comprises a wall-mounted resin basin with vanity storage beneath, low-level WC, double-ended bath with mixer tap and handheld shower attachment, and a walk-in shower enclosure with concealed mixer controls.

Porcelain tiled flooring, partially tiled walls, illuminated mirror, heated towel rail and an opaque opening window complete the room. An internal storage cupboard houses shelving and the underfloor heating manifold.

Inner Hallway

Leading from the entrance hall, the inner hallway provides access to bedrooms two, three and four. Clerestory windows and a feature floor-level window flood the space with natural light whilst maintaining privacy. Part-vaulted ceilings continue throughout this

section of the property, enhancing the architectural design.

Bedroom Two & En Suite

Bedroom two enjoys independent access via a glazed aluminium door to the front elevation, offering potential as a self-contained guest suite or home and income opportunity. Convenient parking is located directly outside.

Floor-to-ceiling glazed doors provide direct access to the courtyard garden with views extending towards the rear garden. The room benefits from fitted wardrobes and underfloor heating.

The luxurious en suite bathroom features porcelain tiled flooring and fully tiled walls, comprising a vanity basin, wall-mounted mirror with shaving point, WC, freestanding resin bath with floor-mounted mixer tap and handheld attachment, heated towel rail and a generous walk-in shower with rainfall shower head and concealed controls.

Bedroom Three

A further generous double bedroom benefitting from fitted wardrobes and a glazed personal door with side panel windows providing direct access to the courtyard garden. Underfloor heating continues throughout.

Bedroom Four / Snug

Currently utilised as a snug and media room, bedroom four offers excellent versatility and could equally function as a double bedroom. Similar in size to bedrooms two and three, the room benefits from a glazed door to the courtyard garden, side window, underfloor heating and provision for a wall-mounted television.

External Studio / Office

The detached studio has been thoughtfully designed to complement the main residence, featuring cedar-clad elevations, overhanging soffits with LED lighting and aluminium framed

sliding doors with full-height glazing.

Internally the space is fully plastered and finished with oak flooring, electric heating, LED lighting and numerous power points. Ideal as a home office, gym, studio or hobbies room. To the rear are a timber store, lean-to and garden shed.

Double Garage

The detached, fully insulated, double garage has been finished to the same exceptional standard as the main residence and studio. Accessed via a Garador sectional roller door, the garage is fully plastered and finished with porcelain tiled flooring, LED lighting, multiple power points, floor-level windows and a personal access door.

Externally

Front Garden

The property is approached via bespoke electric aluminium

sliding gates with rendered boundary walls opening onto a resin driveway providing extensive parking for multiple vehicles with access to the double garage. The driveway has been designed to complement the Scandinavian-inspired aesthetic of the home with flush level thresholds to the covered porch and garage, a row of ornamental silver birch trees provides elegance and privacy whilst maintaining attractive sightlines towards the property and rendered walls which offer practicality and extended lines to the home. Established boundaries include rhododendrons and fencing with additional features including an EV charging point, decorative stone pathways, pedestrian side access gates, outside water tap, double power socket, LED exterior lighting and a discreet bin/storage area. The remainder of the front garden is laid to lawn.



Rear Garden

The south to west-facing rear garden is a particular feature of the property. Predominantly laid to lawn, it enjoys a natural stone terrace spanning the width of the rear elevation, accessed from the kitchen and sitting/dining room and steps down to the garden with gated access to a beautifully enclosed south facing courtyard garden which is also accessed from all principal bedrooms and living areas.

The courtyard has been thoughtfully landscaped with olive trees, specimen shrubs, decorative stone shingle and oak sleeper borders. White rendered walls, cedar screening and fencing create a private and attractive outdoor environment with multiple seating areas.

The main garden features established trees and shrub borders and backs directly onto open playing fields, with a pedestrian gate providing direct access. Additional features include stone pathways, raised oak planting beds, an ornamental olive tree and a Victorian, orangery-style, cedar/glass greenhouse with stone flooring and built-in shelving.

A useful storage shed, currently utilised as a workshop/storage area, is concealed behind one of the rendered walls and benefits from power, lighting and multiple sockets.

Additional Note

The property further benefits from a WIFI system which is powered by UniFi UDM and access point to provide a reliable and secure WIFI network throughout the whole property and office. Together with a CCTV security and alarm system.

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.

Tenure - Freehold

Council - Dorset Council

Services - Main Drains and Gas Central Heating

EPC - C

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Approximate Gross Internal Area
House = 244.4 sq m / 2631 sq ft
Outbuildings = 67.9 sq m / 731 sq ft
Total = 312.3 sq m / 3362 sq ft



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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.