

# THE WILLOWS

Ashley Heath | Ringwood | BH24 2EH







# Offers In Excess Of: £1,250,000

The Willows is situated down a private driveway, behind electric gates and sits centrally on a 0.67 (approx) acre plot. This beautifully maintained and presented family home was built circa 2007 and has been extensively upgraded by the current owners since occupation. The spacious and versatile floorplan offers accommodation of 3920 sqft, comprising five bedrooms to include a ground floor suite, kitchen/dining room, utility, study, separate sitting room and integral double garage. The property features underfloor heating, a bespoke, solid Oak, staircase and Oak flooring with high quality fixtures and fittings throughout. The wrap around gardens are private and secluded and offer a view from every aspect of the home with Moors Valley Country Park and Castleman Trailway moments off the doorstep.

 3  5  4  Multiple Vehicles

- Five/Six Bedroom 3920 SQ FT Family Home
- Built Circa 2007
- Private and Secluded 0.67 (approx) Acre Wrap Around Plot
- High Specification and Beautifully Presented Throughout
- Bespoke Oak Stair Case and Solid Oak Flooring
- Underfloor Heating on the Ground Floor
- Kitchen / Breakfast / Dining Room with Access to the Garden
- Three Phase Consumer Unit and Pressurised Heating System
- Off Road Parking for Multiple Cars and Integral Double Garage
- Moments from Moors Valley Country Park and Castleman Trailway

## Entrance Hallway

Entering the property via a part glazed hardwood front door with glazed side panel windows, you are immediately greeted with a feeling of space from the generous reception hallway which provides access to all of the ground floor accommodation. The impressive Oak stair case with glass balustrade is a stunning feature to the entrance hallway, together with white hardwood doors and the solid Oak flooring which runs into the kitchen, utility room and ground floor cloakroom. The hallway features two storage cupboards, one housing the pressurised heating system and the other is fitted with shelving for storage and houses one of the underfloor heating manifolds, the other is situated under the stairs where there is additional storage space. An intercom entry system is located by the front door and the property is fitted with an alarm.

## Ground Floor Cloakroom

The ground floor cloakroom comprises a low level W.C with enclosed flush and cistern, wall mounted wash handbasin with mixer tap and tiled splashback with an inset mirror over.

## Sitting Room

Partially glazed double opening doors lead from the hallway into the wonderful and spacious sitting room. The triple aspect room enjoys views to the front, side and rear elevations and has been finished with a wood effect porcelain tiled floor. A central, inset, remote gas fire place creates a cosy feel to the room and provides a lovely focal point. There is ample space for a large sofa suite and freestanding furniture.

## Kitchen/Breakfast/Dining Room

A part glazed internal door from the hallway leads into the

kitchen/breakfast/dining room which has been fitted with a modern and high specification kitchen with a central island and breakfast bar which accommodates four/five stools. The comprehensive kitchen offers a range of matt white floor units with a Corian worksurface over with an inset sink and drainer, tiled splash back and hinged wall cupboards over and features a hot water Quooker tap and integral dishwasher. The island has been fitted with a five ring Bosch induction hob and motorised Elica extractor over. A further bank of wall mounted units are finished in a contrasting wood grain ash grey colour, and fitted with a full length fridge and freezer, pull out pan drawers and mid height Neff appliances include a single oven, combination microwave oven, warming drawer and steamer oven. The dining area has room for an 8-10 seater table and chairs and has direct access to the rear garden and raised decked area via the UPVC French doors.

## Utility Room

Adjacent to the kitchen, another part glazed internal door leads into the generous utility room which benefits from further floor and wall mounted units with a contrasting worksurface over, fitted with a stainless steel sink unit and drainer with a mixer tap and has space and plumbing for a washing machine and tumble dryer. A UPVC door leads to the rear garden and an internal door from here provides access to the integral double garage.

## Cinema room/Dining Room

Located next to the kitchen and accessed from the hallway. The current owners have utilised this room as a home cinema room but could become a formal dining room if required. The room has an aspect over the front and is generous in size. The cinema equipment includes a JVC projector, pull down screen and speakers – all available subject to negotiation.

## Study

The separate study is also located off the hallway via a part glazed internal door and has ample room for two desks and furniture and enjoys a peaceful aspect over the side elevation.

## Ground Floor Bedroom 4 and En Suite

A double aspect bedroom which provides a wonderful room for guest or if ground floor living is required. There is ample room for a king or super king bed with freestanding furniture. The en suite shower room comprises a low-level W.C with enclosed cistern and flush, wall mounted towel rail, corner wash handbasin with tiled splashback and mixer tap with vanity storage unit below and a walk-in shower cubicle with a sliding glass door and wall mounted Grohe shower with shower attachment over and wall mounted jets. Enclosed with tiled walls and flooring.



### **Galleried Landing**

The galleried landing provides access to all of the first floor accommodation and family bathroom and has plenty of natural light from the Velux windows. There is space on the landing for freestanding furniture.

### **Bedroom 1, En Suite and Dressing Room**

The primary bedroom suite has an aspect over the rear garden and there is room for a king or queen size bed and freestanding furniture. Benefiting from a walk in wardrobe and en suite shower room which comprises a corner shower enclosure, wash hand basin with mixer tap and tiled splashback over with vanity storage below and illuminated mirror over, low level W.C and is finished with tiled flooring.

### **Bedroom 2 and En Suite**

A dual aspect room with an elevation to the front and side aspect with space for king size bed freestanding furniture and also benefits from a built-in walk-in wardrobe which has shelving and rails within and an ensuite shower room which comprises a low-level W.C, wash and basin with mixer tap and tiled splashback with vanity storage below, wall mounted towel rail and a walk in corner shower enclosure with an overhead shower attachment. Finished with tile flooring.

### **Bedroom 3**

The largest bedroom and could be used as the primary. This bedroom has a dual aspect to the front and side elevation and benefits from a walk-in wardrobe with built-in shelving and rails.

### **Bedroom 5/Studio**

Bedroom five has been

converted into a home Yoga/Gym studio. The room has plenty of natural light from the dual Velux windows and has been fitted with laminate flooring and bespoke floor to ceiling mirrors. There is provisions for a wall mounted T.V.

### **Family Bathroom**

The family bathroom is a great size and comprises a two person panelled bath with mixer tap and separate shower attachment, corner walk-in shower enclosure with Grohe shower valve and shower attachment over, wall mounted towel rail and a bank of storage cupboards with a fitted low-level W.C, ceramic wash hand basin with mixer tap and mirror over. Enclosed with tiled floors and walls.

### **Integral Double Garage**

An internal door from the utility room leads into the sizeable double garage, which has an electric up and over single door and an additional UPVC door, which

provides access to the garden. The Vaillant boiler is also located in the garage, together with the Three phase electric fuse board – ideal for adding solar, battery storage and multiple car chargers.

### **Externally**

A shingled driveway with shrubs and tree borders lead to the private electric wrought iron gates that open onto the gravelled and part block paved driveway which provides parking for multiple vehicles and access to the garage.

The property is situated on a mature and secluded plot of just over 0.5 acre with a wrap around garden. The garden is mainly laid to lawn with established hedge and tree borders with a patio and raised decked area to the rear of the property which is perfect for alfresco dining and outdoor entertaining. A cabin/chalet provides a space for a games room or further storage and there is a chicken coup to one of the boundaries.

### **Location**

The Willows is situated in a favourable position within the sought after location of Ashley Heath, moments from the idyllic Moors Valley Country Park and access to the Castleman Trailway. Ashley Heath is located a short distance from the popular and bustling market town, Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's 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 Country Park.

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





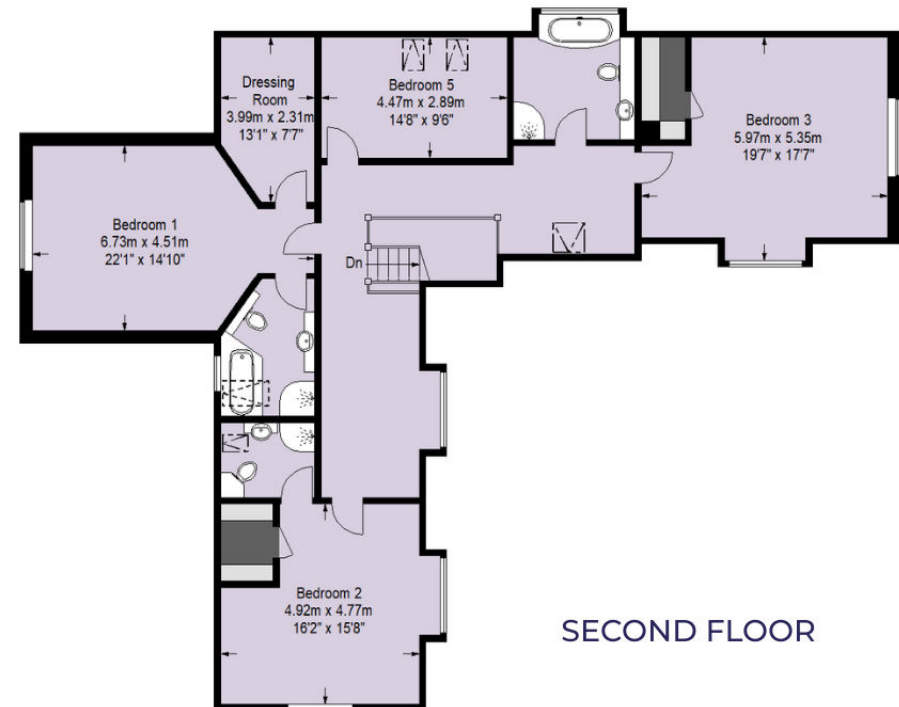




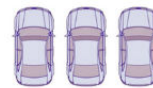




Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 207.1 sq m / 2229 sq ft  
 First Floor = 157.1 sq m / 1691 sq ft  
 Total = 364.2 sq m / 3920 sq ft



PARKING:  
 (MULTIPLE)



**THE WILLOWS**  
**ASHLEY HEATH**  
**BH24**



**MEYERS**  
 MOVING BEYOND EXPECTATIONS

Copyright: Meyers Estates 2021

| APPROXIMATE AREAS         |            |
|---------------------------|------------|
| GROUND FLOOR AREA         | 2229 SQ FT |
| FIRST FLOOR AREA          | 1961 SQ FT |
| TOTAL FLOOR AREA          | 3920 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.

01425 561227  
[Ringwood@meyersestates.com](mailto:Ringwood@meyersestates.com)  
[www.meyersestates.com](http://www.meyersestates.com)