



**St. Ives Park, Ashley Heath, Ringwood**  
**Asking Price £795,000**

  
**MARTIN&CO**

# St Ives Park, Ashley Heath, Ringwood, Hampshire, BH24 2JY

- Heated Swimming Pool With Pool Room
- Insulated & Double Glazed Garden Office With Wi-Fi
- Beautiful Gardens
- Pond With Stunning Waterfall
- Driveway Parking With Garage, Plus Gated Parking
- Sought After Location With Elevated Position
- En Suite To Master Bedroom
- School Catchment
- Walking Distance To Local Forest & Easy Reach Of Moors Valley



Situated conveniently close to Ringwood forest there is also a recreational field, and Moors Valley Country Park. Just a short drive away lies the vibrant market town of Ringwood which offers a weekly market, independent high street shops, cafes and restaurants. The open New Forest is within three miles and award-winning beaches within 12 miles. The property has excellent access to the A31 and A338.

As you approach this one of a kind, character property which sits on over half an acre, you are presented with a driveway for parking, a good size single garage and a useful second gated entrance with drive for added parking, ensuring convenience and security. You enter the property through a welcoming porch that leads to a spacious hallway, granting access to a convenient cloakroom with storage. From the cloakroom is a good size shower room with shower, WC and washbasin which is convenient for the terrace and swimming pool. There is an internal door leading to the garage.

The kitchen is equipped with a range of floor and wall-mounted units, a breakfast bar and essential appliances such as an electric oven and gas hob. Adjacent, the utility room provides ample space for dishwasher, washing machine, and tumble dryer. From the kitchen is a rear porch with access to the rear garden. An additional large room from the hall has flexible possibilities as a 4th bedroom, additional dining room or play/activity room.

The living room is a spacious and bright room benefiting from high ceilings, a captivating feature fireplace. The connecting family room which is currently used as a dining and seating area offers seamless access to the inviting terrace & swimming pool area. A bespoke home bar has a conservatory seating area to the side provides lovely garden views.

The master bedroom is double aspect with swimming pool views, fitted wardrobes and has an en-suite with shower, sink and WC. Bedrooms 2 and 3 are both double rooms,

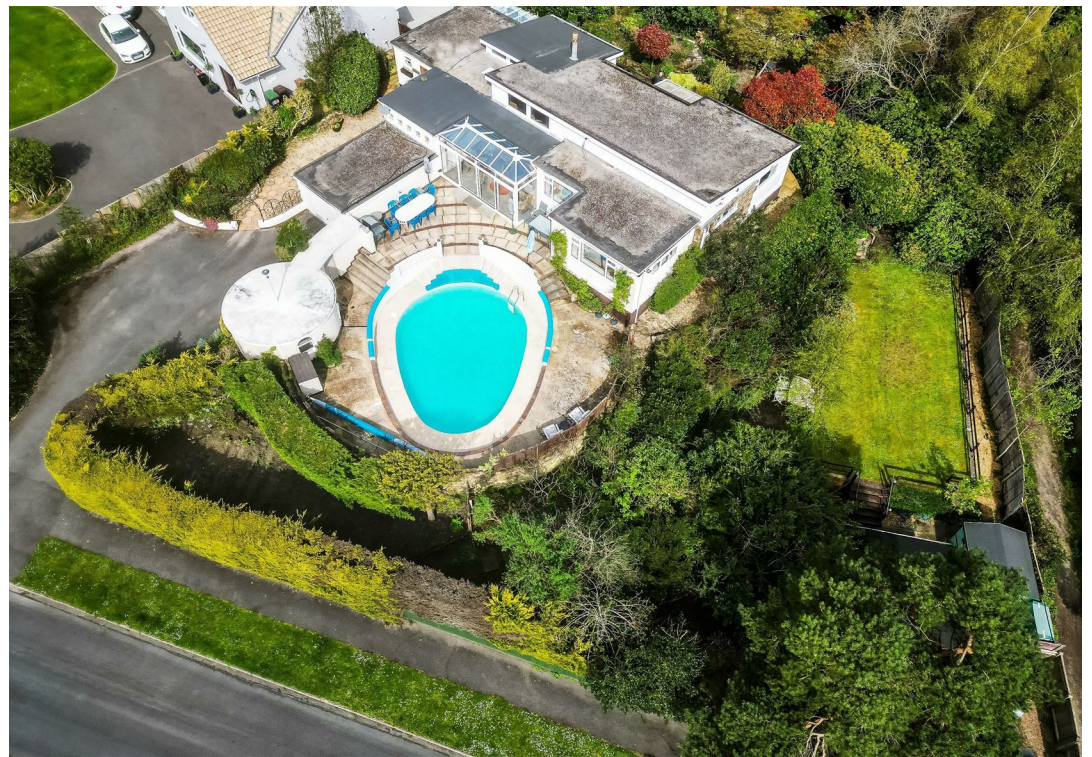
complete with wardrobes and vanity sinks. The family bathroom has a shower over bath, hand wash basin, bidet and WC.

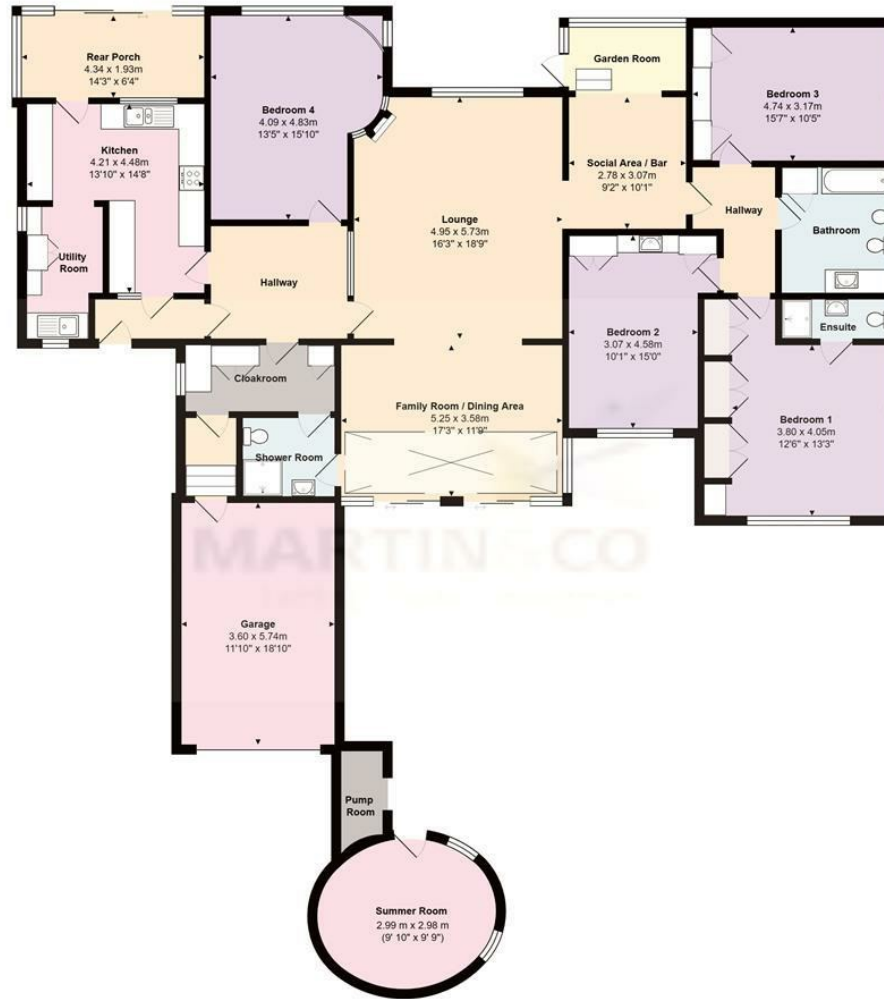
Outside, the expansive side garden beckons with a generously sized lawn, accompanied by a versatile insulated and double glazed bespoke garden office/studio equipped with power, lighting and Wi-Fi, as well as a practical storage shed. The rear garden impresses with its mature tiered design, featuring a picturesque rock-built waterfall cascading down to a pond, alongside inviting seating areas perfect for relaxation and admiring the beautiful garden.

For those seeking the ultimate in relaxation and recreation, the property has a heated outdoor swimming pool with a manual cover, complemented by a circular pool room which could be used as a spare bedroom.









Total Area: 244.9 m<sup>2</sup> ... 2636 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

