



Coppice House Woolsbridge Road, Ashley Heath, Hampshire. BH24 2LX

£899,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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Designed by award winning architects and constructed in partnership with one of the South's leading development companies, we are delighted to bring forward for OFF PLAN RESERVATION, Coppice House. Situated in the heart of Ashley Heath and due to be completed Autumn 2023, this is a wonderfully unique opportunity to purchase a fantastic new build home on a self contained plot of around 0.45 acre in this most prestigious sylvan setting. Please call us for further details and to secure your reservation.

THE DEVELOPMENT

Coppice Mews will be a landmark private estate of just six properties designed by the award winning local Architecture firm, ARC and constructed in partnership with Edgewater Homes, one of the South's leading development companies. Coppice Mews is set in a prestigious Sylvan setting of just under 1.5 acres giving the development a real feeling of exclusivity and seclusion, whilst being within an easy drive of the local amenities.

THE FINISHES

The development is currently at an early stage and the attached CGI's are indicative only as an example of how the development may be finished. Purchasers securing their reservation at this stage of construction are welcome to be involved in the choosing of the Kitchen finishes, bathroom finishes, tiling and flooring from a range of pre-selected options subject to the exchange of a reservation agreement in order to create their dream, forever home.

NEW HOMES WARRANTY INFORMATION

All the properties will be sold with a 10 year new homes warranty providing peace of mind.

DIRECTIONAL NOTE

From our office proceed to Ashley Heath on the A31 and follow directions to Woolsbridge Road. The development will be found towards the top of the road behind the advertising hoardings.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

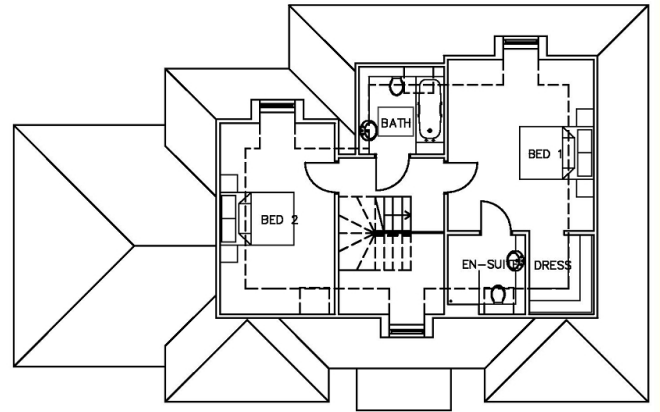
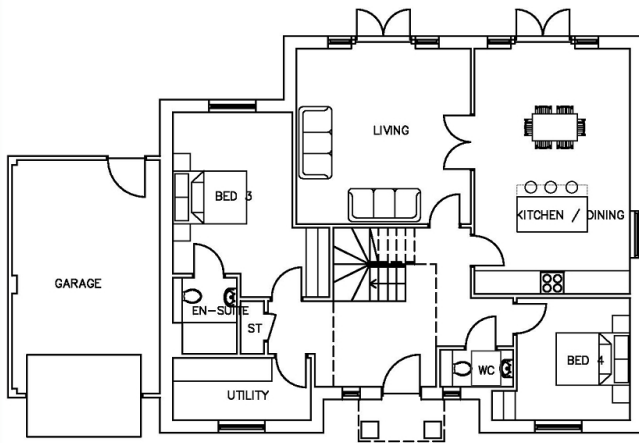
TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is tbc

Floor Plans



Total Area - 1709.3 sqft - 158.7 sqm

Kitchen/Dining

6.3m x 4m - 20'8" x 13'1"

Living

4.5m x 4.4m - 14'9" x 14'8"

Utility

3.5m x 1.6m - 11'8" x 5'3"

Bedroom 1

4.4m x 3.7m - 14'5" x 12'3"

Ensuite

1.9m x 1.7m - 6'6" x 5'10"

Dressing Room

2m x 1.6m - 6'8" x 5'5"

Bedroom 2

4.9m x 2.9m - 16'1" x 9'8"

Bathroom

2.2m x 2.1m - 7'4" x 7'2"

Garage

3.8m x 6.0m - 12'6" x 19'8"
(Garage Door Width: 3m - 9'10")

Bedroom 3

4.7m x 3m - 15'7" x 10'1"

Ensuite

1.9m x 1.6m - 6'5" x 5'5"

Bedroom 4

3.1m x 2.9m - 10'4" x 9'7"

WC

1.8m x 0.9m - 6'2" x 3'1"

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