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# Ashley Heath, Ringwood, Hampshire, BH24 2HX

## FREEHOLD

A three/four bedroom detached bungalow which is situated in a delightful cul-de-sac in a popular residential location within a short drive of the open woodlands of Ashley Heath, the New Forest and Moors Valley Country Park with fabulous walks and a golf course, also providing good commuter links to Bournemouth, Southampton and the market town of Ringwood. The property was built in approximately 2001, has been updated further by the current owner and offers in the region of 2100 square feet of spacious accommodation with the benefit of double glazing, gas central heating and a security alarm system.

Internally: There is a large hallway with gorgeous oak flooring with loft access, two reception rooms which include a triple aspect sitting room with a gas fireplace with stone surround and mantel and double glazed doors to the conservatory and a dining room which could be utilised as a study or a fourth bedroom. Kitchen/breakfast room has been tastefully re-fitted with base and wall units, limestone worktops, tiled splash backs, under cupboard lighting, basin/drainers with water filter, display cabinets, built in dishwasher, fridge, freezer, 'Neff' oven, microwave, electric hob with extractor fan and tiled flooring. Adjoining the kitchen via double glazed sliding doors there is a delightful conservatory with a pitched glass roof, tiled flooring and French doors to the garden. There is also a utility room with base and wall units, a sink, tiled splash backs and plumbing for a washing machine.

Three double bedrooms, all of which benefit from wardrobes with the guest suite and master suite providing dressing tables as well and fully tiled en-suite shower rooms with vanity cupboards. The other bedroom is serviced by a modern family bathroom/wc which has vanity cupboards and a heated towel rail.

Externally: The property is approached at the front onto a paved brick carriage driveway with a low brick wall to the front, a gravel rockery and there is access to the integral double garage which has power and lighting with electric up and over doors. The large private rear garden is mainly laid to lawn with shrub borders, a patio, gated access to the front, all enclosed by fencing.

Viewing highly recommended in order for a buyer to appreciate the ideal location, condition and size of this delightful bungalow.

**COUNCIL TAX BAND: F**

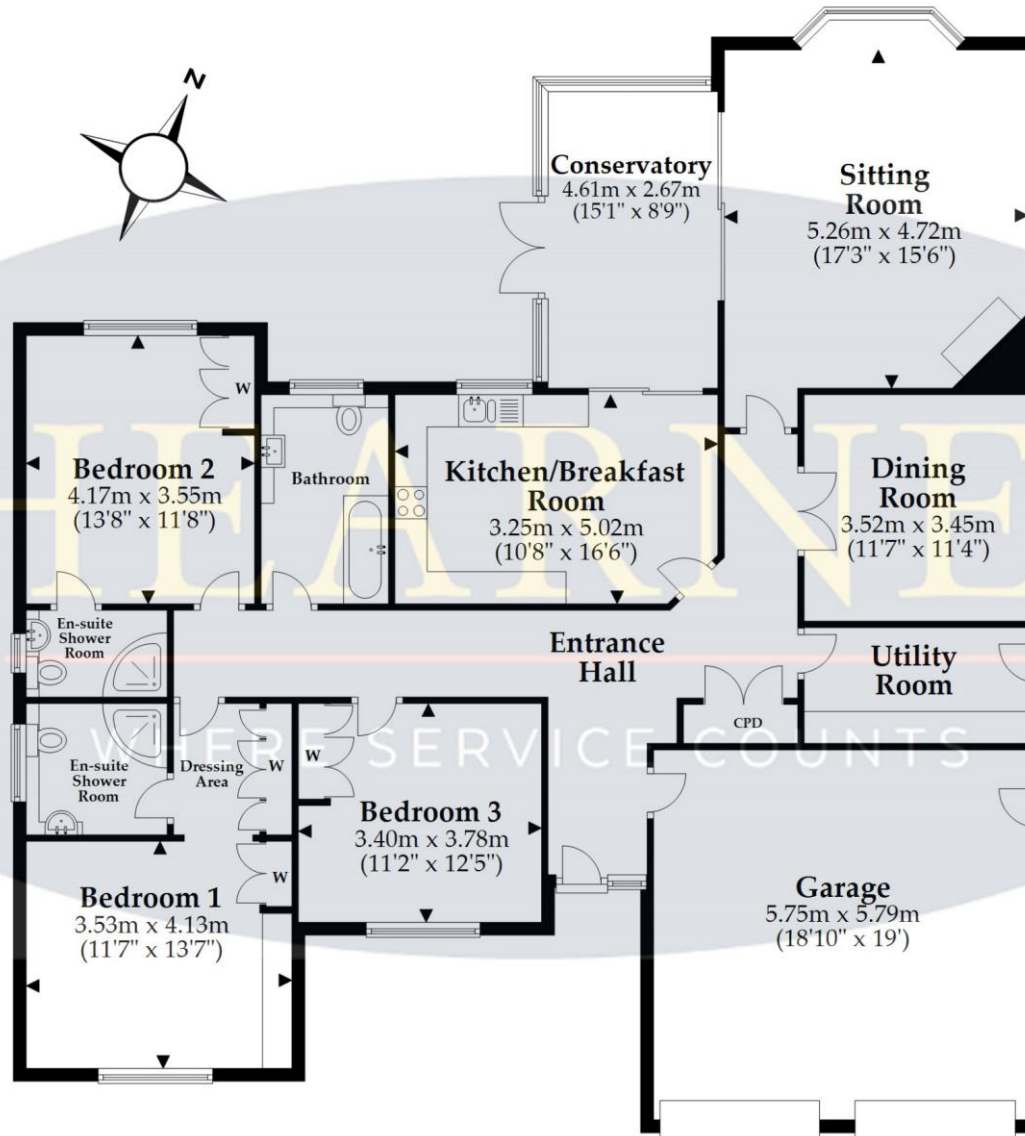
**ENERGY PERFORMANCE RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



# Ground Floor

Approx. 195.5 sq. metres (2103.8 sq. feet)



Total area: approx. 195.5 sq. metres (2103.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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