



ERICA

**HEARNES**  
WHERE SERVICE COUNTS

# Ashley Heath, Ringwood, BH24 2EH

## FREEHOLD

A wonderful private, and mature plot, extensive parking/turning and an attached garage with car port, are just a few features of this impeccably presented, detached bungalow that offers both spacious and very flexible accommodation.

Situated just moments from Moors Valley Country Park and the popular Castleman Trail, this delightful property is perfect for those with an interest in outdoor pursuits such as walking, running, or cycling.

The well-planned accommodation comprises of three double bedrooms with modern en-suite shower room and separate bathroom. A formal sitting room to the front of the property has a feature fireplace with a wood burner. An open plan kitchen/ dining/family room overlooks the gardens and offers a great arrangement of units, worktops with breakfast bar area and further dining and seating areas, ideal for entertaining.

Externally the property enjoys a peaceful aspect over the beautifully tended rear gardens with a summerhouse ideally placed to enjoy the garden in the warmer months and are well enclosed and very private. Side access extends through to the front of the property, including parking, car port and single garage.

Viewing of this fabulous home is highly recommended to appreciate the spacious accommodation and wonderful forest side location this home has to offer.

**COUNCIL TAX BAND: F Dorset (east Dorset)**

**ENERGY PERFORMANCE CERTIFICATE RATING: E**

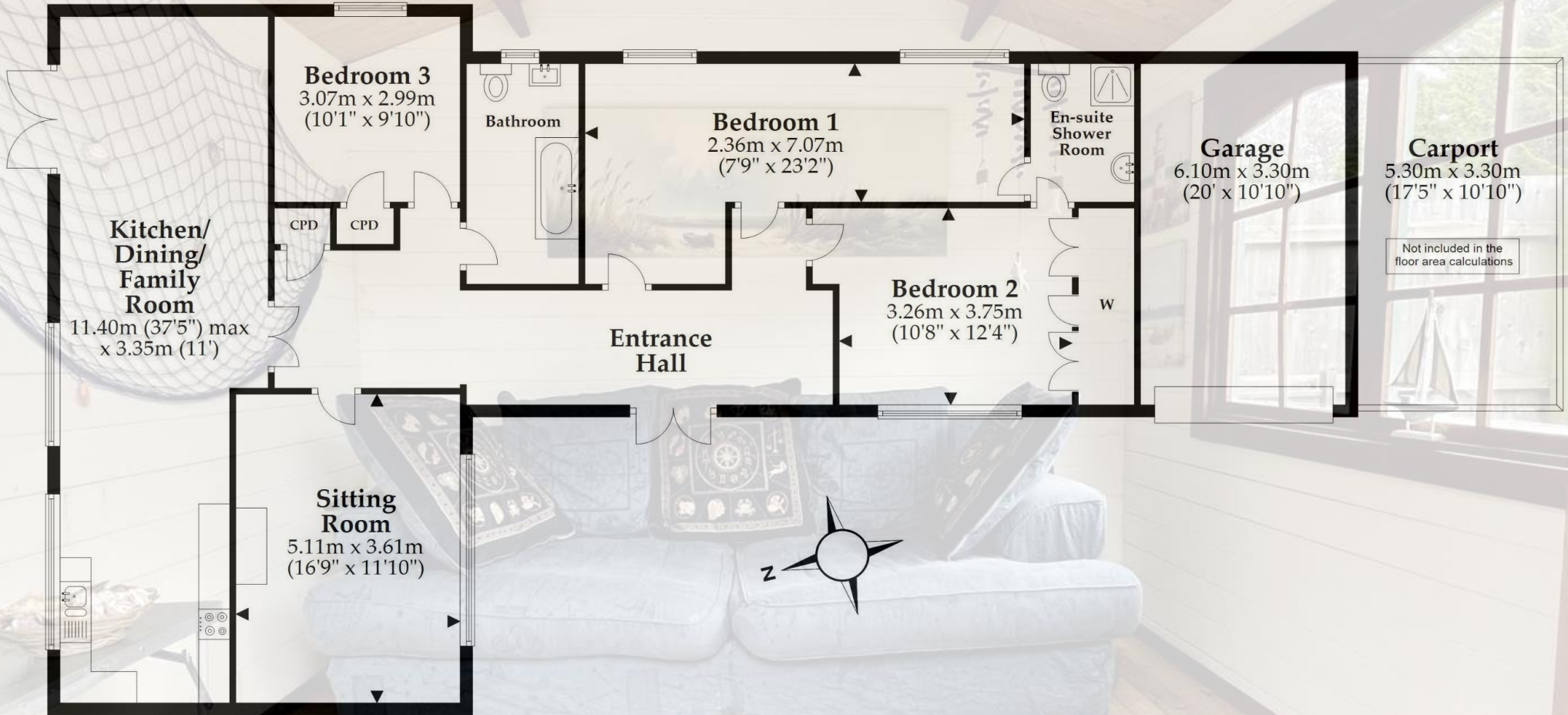
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 155.4 sq. metres (1672.4 sq. feet)



Total area: approx. 155.4 sq. metres (1672.4 sq. feet)

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



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