



HEARNES
WHERE SERVICE COUNTS

Ashley Heath, Ringwood, Hampshire, BH24 2HJ

FREEHOLD

A stunning four bedroom family home situated in a desirable location within a short distance from the popular Moors Valley and nearby Castleman Trailway. The property offers spacious accommodation in excess of 3200 sq. ft. and just under approximately a quarter of an acre plot. The property must be seen to appreciate the quality of the accommodation on offer.

Positioned in a desirable residential road within a short drive of the open woodlands of Ashley Heath and the New Forest, also providing good commuter links to Bournemouth, Southampton and the market town of Ringwood.

Internally the impressive entrance hallway provides a great deal of light and space, perfect to use as a study area. The beautiful Oak doors, skirting and architrave matches the engineered Oak flooring which extends throughout the ground floor, with the exception of the kitchen and utility room which has lovely slate tiling. The kitchen/family room is large with bi fold doors out onto the sizeable garden and is fitted with a stunning range of floor and wall mounted units incorporating solid wood worktops, display cabinets and attractive tiled splash backs. The utility is fitted with a complimenting range of units with space for appliances and door to the outside. Double opening doors extend through to the living room which again has bi- fold doors which extends across the whole width of the room. A feature wood burner to the corner of the room provides a lovely focal point. The large ground floor bedroom is ideal for a guest suite and has a beautifully fitted en-suite with tasteful tiling to both walls and floor. In addition to this is a ground floor cloakroom and door to the integral double garage.

The first floor gives access to the three double bedrooms, the master being a particularly large room with ample space to create a walk in wardrobe if required, together with a large en-suite wet room. The two remaining double bedrooms are serviced by the adjacent family bathroom which again is finished to a very high standard.

Outside: The front garden provides ample parking and access to the covered pillared porch. The rear garden is large and private with a decked area immediately to the rear of the property providing a perfect area to entertain and a large area of lawn perfect for a family.

Council Tax Band: E Dorset

Energy Performance Certificate Rating: B

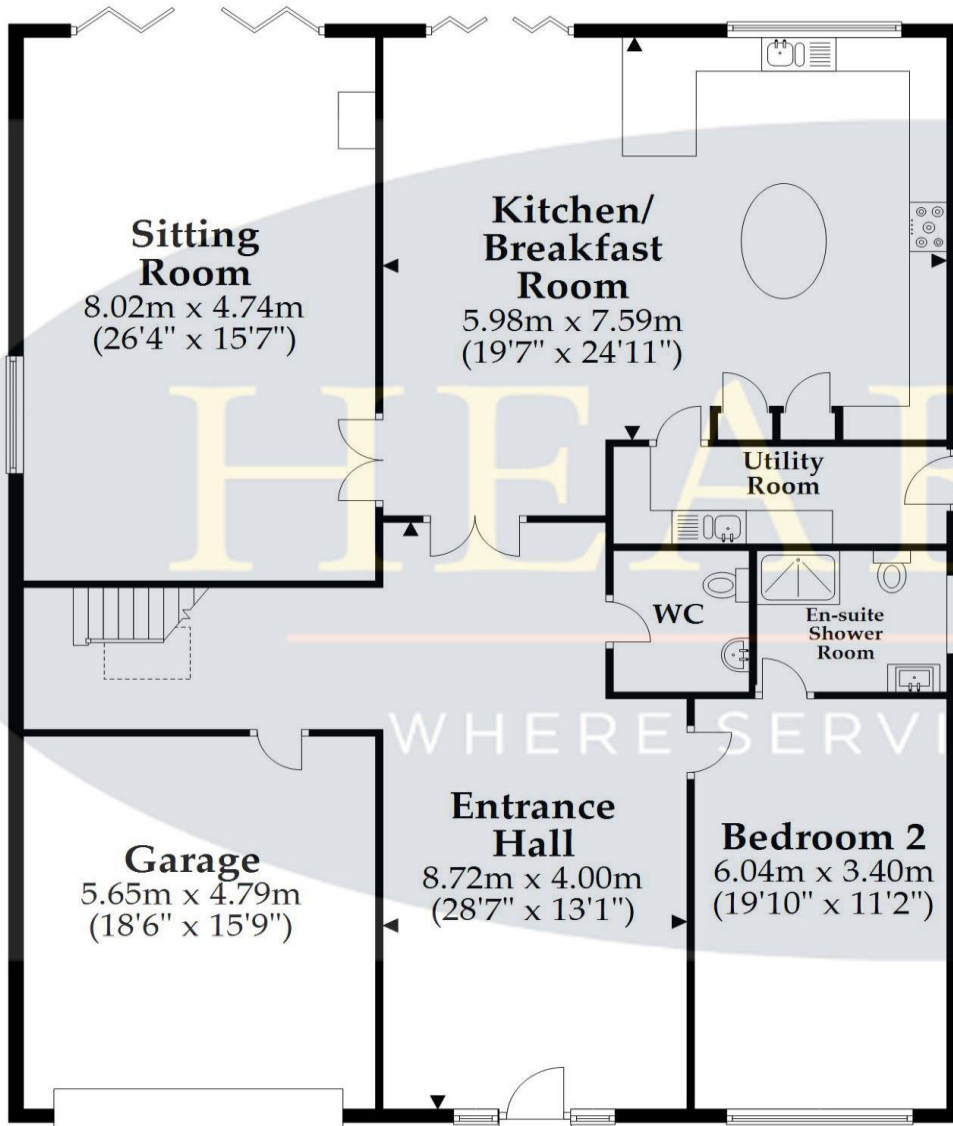
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





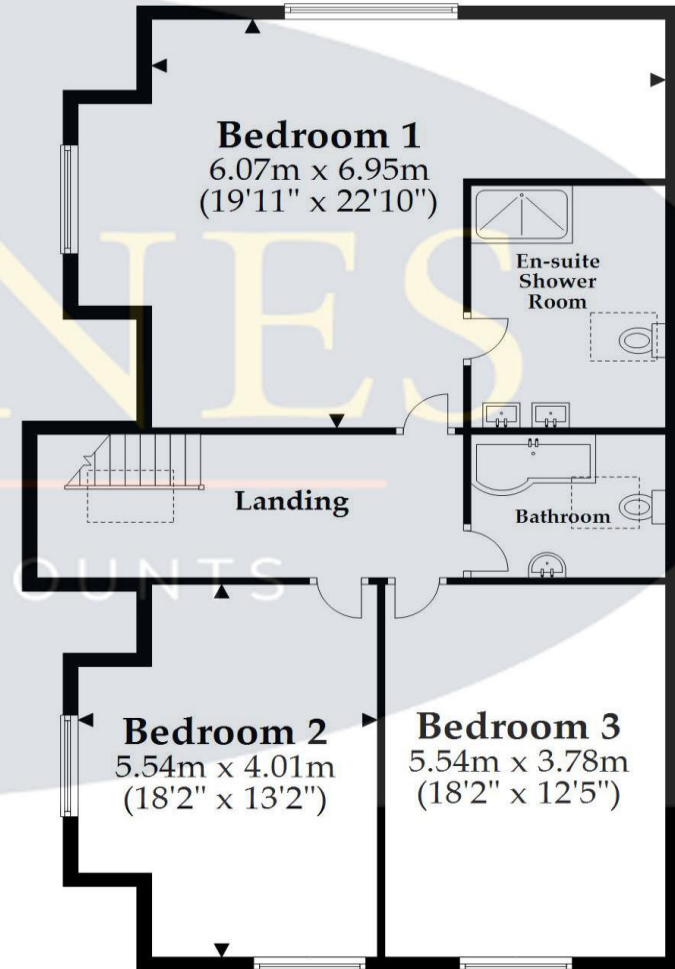
Ground Floor

Approx. 197.6 sq. metres (2126.6 sq. feet)



First Floor

Approx. 105.8 sq. metres (1138.8 sq. feet)



Total area: approx. 303.4 sq. metres (3265.4 sq. feet)

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





Toilet Rules
If you lift it up... Put it down
Turn out... Replace
If you must... Wipe it
If you're finished... Flush it
If it smells... Spray it

LADIES **GENTLEMEN**



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