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Ashley Heath, Ringwood, Hampshire BH24 2HN

FREEHOLD

A simply stunning, private and landscaped rear garden with ornamental ponds and summer house, extensive parking and no forward chain, are just a few features of this breath-taking home, that has been tastefully re-modelled and sympathetically extended, to produce in our opinion, one of the finest homes in the area.

This exceptional property sits within grounds approaching 0.4 acres and is close to forest walks at Moors Valley and Avon Heath Country Parks as well as the Castleman Trail.

An impressive central reception hall runs the width of the property and gives access to each room, whilst efficient, zoned underfloor heating extends throughout.

The accommodation is both spacious and flexible with the ability to have four or five bedrooms (fifth bedroom currently being an office). There are two sleek, modern bath/shower rooms and a fabulous, vaulted master bedroom suite that measures approximately 500 square feet with a private four-piece en-suite bath/shower room and dressing room.

The sitting room has a wonderful beamed and vaulted ceiling and opens out onto the rear, sandstone paved terrace, with lovely aspect similar to the master bedroom.

Also located overlooking the rear garden, is the exceptional, vaulted kitchen/dining/day room. This wonderful room has been thoughtfully fitted in a range of incredibly stylish, two-tone 'in frame' units with contrasting worktops and splashbacks. High quality appliances include Neff five burner gas hob, twin ovens, microwave and combination ovens and integrated appliances including a fridge and freezer and wine cooler.

This impressive and versatile home further benefits from a separate utility room, extensive use of knot-free American white oak, expertly crated for the doors skirting and architraves, double glazing. There is also ceramic tiled flooring thorough the kitchen, reception hall, bedroom five/study and utility room.

The gardens have also been lovingly and meticulously landscaped. They are enclosed by panel fencing, mature trees shrubs and hedging. A full-width Indian sandstone paved terrace is the perfect spot for entertaining and alfresco dining and can be accessed from all of the principal rooms. It also benefits from a covered BBQ/bar area. Further adding to the relaxed and peaceful feel to the gardens is a tranquil, ornamental pond and bridge, timber summer house/home office (with power and light) and an informal 'woodland walk'.

To the front are ornate wrought iron gates that lead to an extensive driveway, providing plenty of parking/turning. This in turn leads to the garage (2.7m by 3.7m).

COUNCIL TAX BAND: E Dorset (east Dorset)

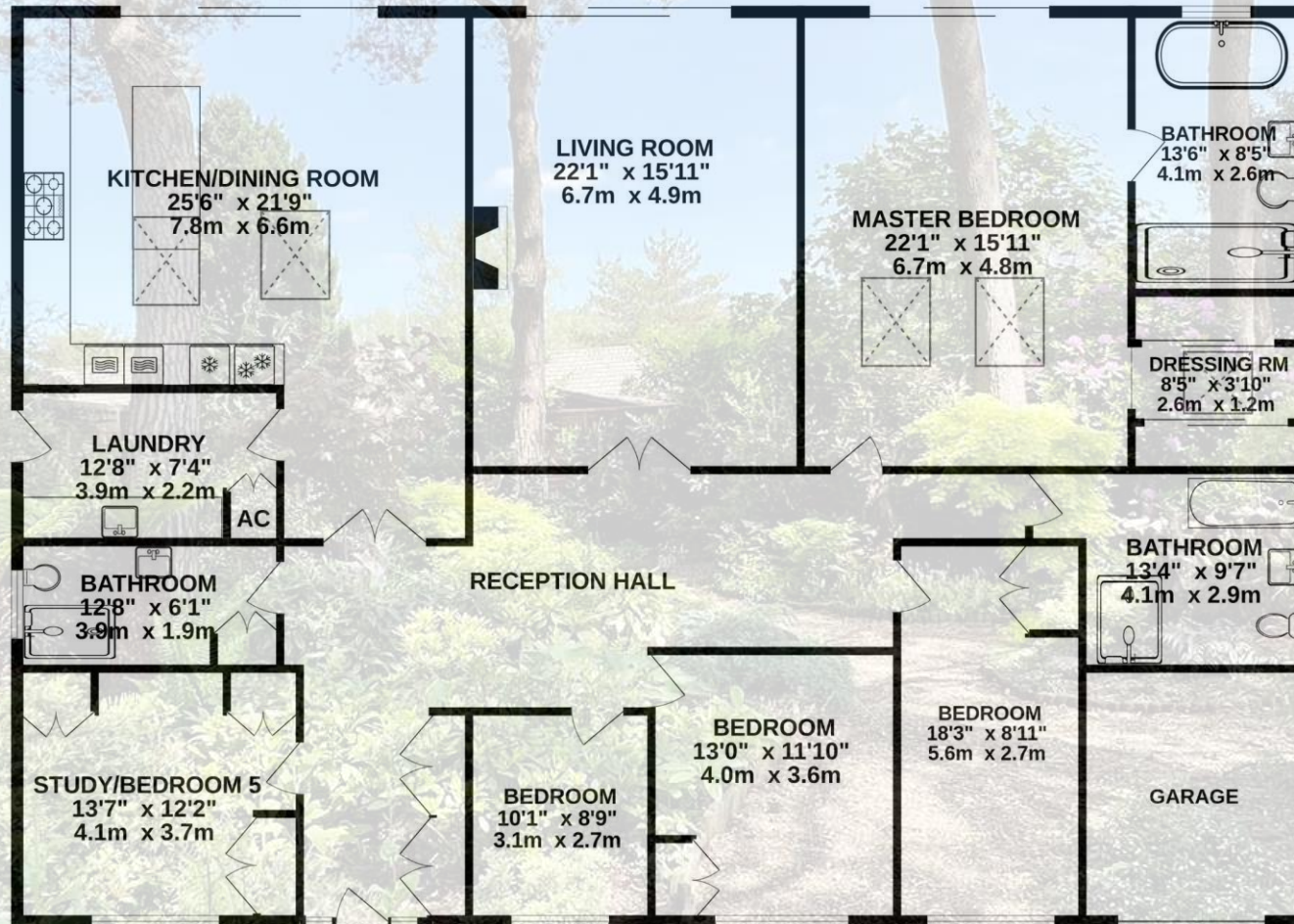
ENERGY PERFORMANCE CERTIFICATE RATING: tbc

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
2744 sq.ft. (255.0 sq.m.) approx.



TOTAL FLOOR AREA : 2744 sq.ft. (255.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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