



**HEARNES**  
WHERE SERVICE COUNTS

# Ashley Heath, Ringwood, Hampshire, BH24 2HX

## FREEHOLD

Extensive parking, a detached garage and wonderful, private and established garden, are just a few features of this spacious and flexible detached bungalow that is well presented, but still offers fantastic potential to further extend/improve.

Located close to beautiful woodland and heathland walks at both the Moors Valley & Avon Heath Country Parks as well as the popular Castleman Trail, this home is perfect for anyone who enjoys walking/running or has dogs.

This charming property has been improved and enjoyed by the same owner for almost 25 years, originally choosing it because of its peaceful cul-de-sac position and easy access to the A31, taking you into the popular towns of Ringwood, Ferndown and Wimborne in minutes.

There are currently two double bedrooms, the master with a dressing area and private en-suite shower room, a family bathroom and comprehensively fitted kitchen with adjoining room.

The sitting room enjoys a dual aspect with an adjoining snug which could easily be converted to a third bedroom with the simple addition of a stud wall and door.

This fine home further benefits from a warm and welcoming reception hall, gas central heating and double glazing.

The rear/side gardens have a south and easterly aspect and extends to around 110 foot in length and are enclosed by a mixture of fencing, mature hedging and trees. There is a large area of lawn with stocked flower and shrub beds in addition to a very useful summer house and green house.

To the front is a driveway that provides plenty of parking, leading to the detached single garage which has an up and over door.

**Local Authority: Dorset (east Dorset)**

**Council Tax Band: E**

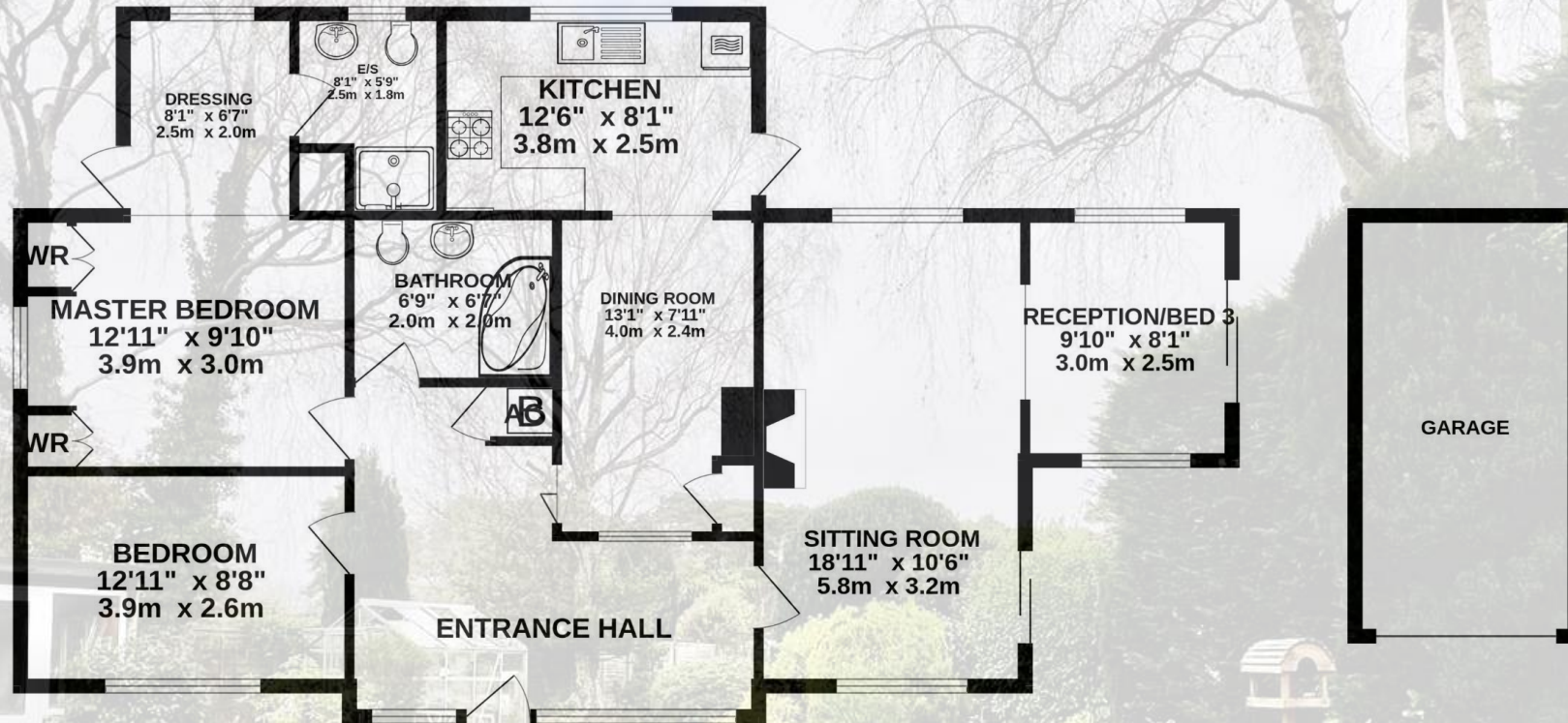
**Energy Performance Certificate (EPC) Rating: D**

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

1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

