



HEARNES

WHERE SERVICE COUNTS



# Ashley Heath, Ringwood, Hampshire, BH24 2DX

## FREEHOLD

A well maintained five bedroom detached house situated in a small select cul-de-sac within the catchment area of St Ives Primary School which feeds into Ringwood Academy and close to Moors Valley Country Park well known for its adventure and tree top trailways, cycle rides and golf course. The major centres of Bournemouth, Poole, Salisbury and Southampton are all easily accessible by car and there are mainline train stations and international airports at Bournemouth and Southampton. The coastal resorts for sailing are at Poole, Christchurch and Lymington. The property has remain in the same ownership since new and whilst being maintained to a very good standard over the years there is a huge amount of potential to create a superb family home.

The spacious living accommodation comprises of a large entrance hall, kitchen/breakfast room with a range of floor and wall mounted units, room to dine and access to a separate utility room with a further range of storage cupboards, space and plumbing for appliances and single access doors to the rear gardens. A sizeable sitting room has a feature fire place with a raised hearth and mantle and double sliding doors opening onto the gardens. Two further reception rooms and a cloakroom complete the ground floor accommodation.

The first floor landing provides access to the five bedrooms. The generous master bedroom benefits from fitted wardrobes and en-suite. The remaining four bedrooms are serviced by the partly tiled family bathroom.

The front of the property is approached via a driveway with parking and access to the double garage which has power and lighting.

The rear garden is particularly private with an area of lawn and patio area, to the end of the garden is an area left to nature enclosed by secure fencing. To the side of the house is a further area of patio leading to the garage with rear access.

Viewing is highly recommended to appreciate the location and accommodation being offered.

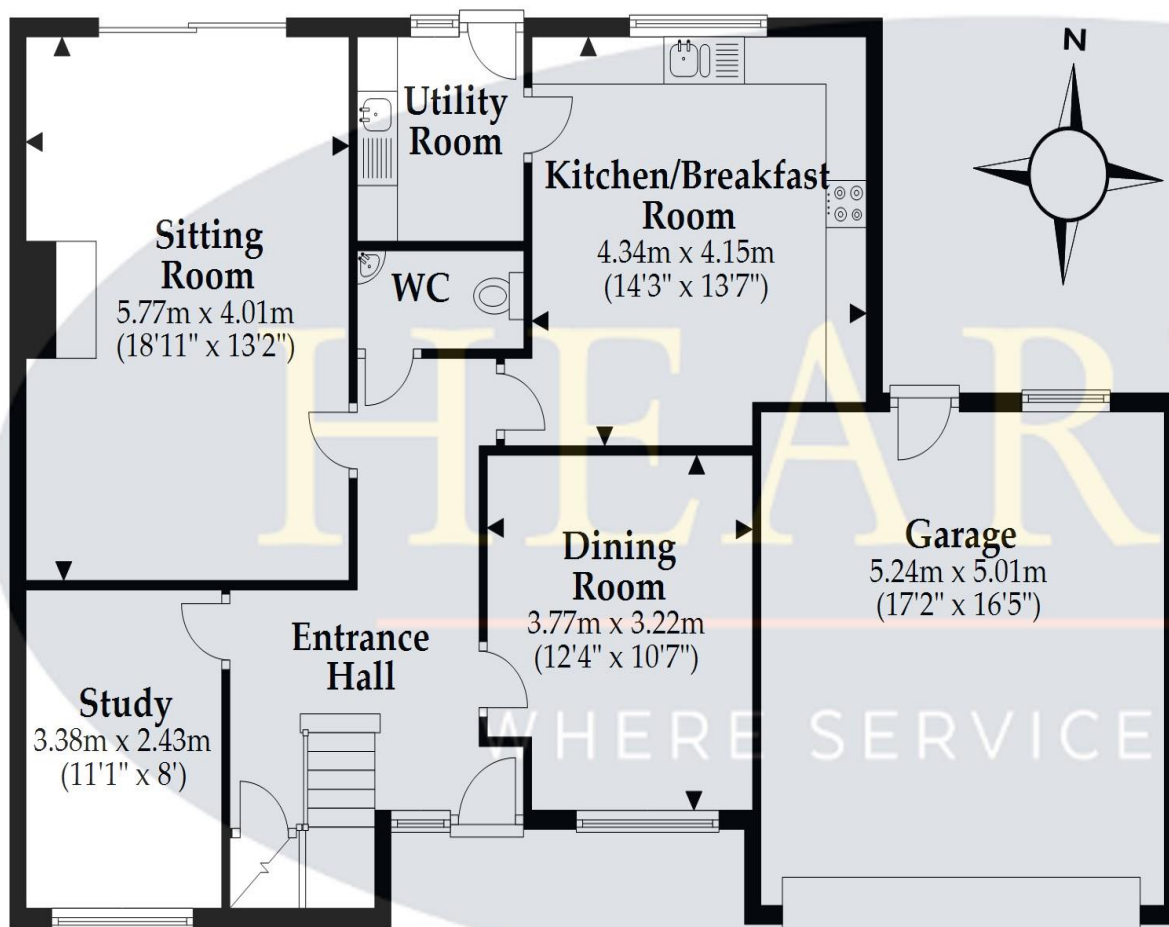
**COUNCIL TAX BAND: G**  
**ENERGY PERFORMANCE RATING: D**

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.



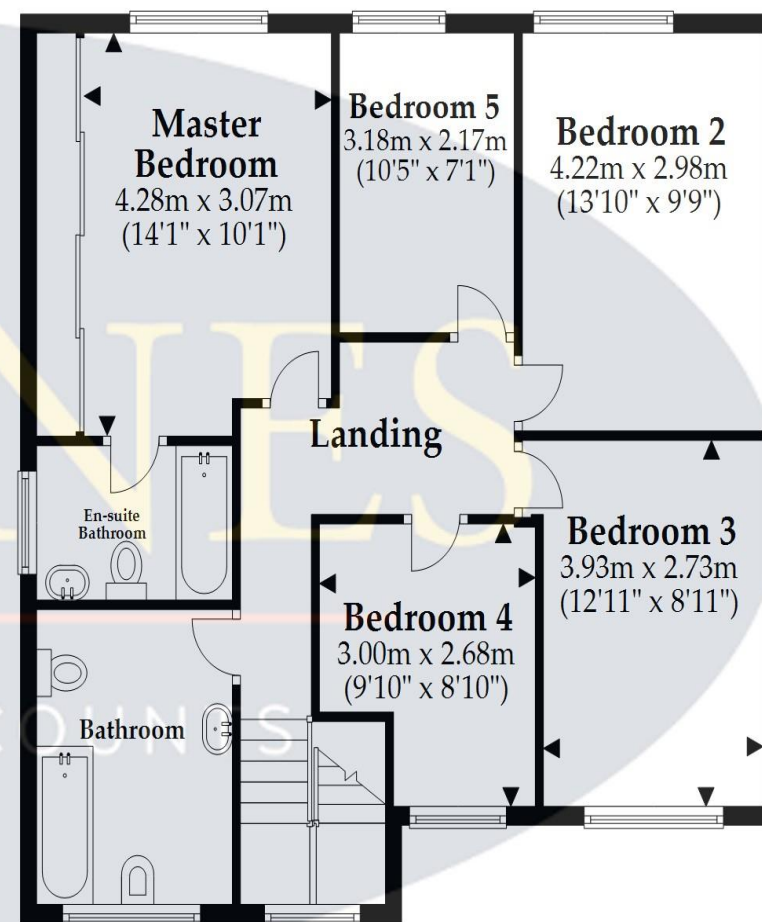
## Ground Floor

Approx. 110.9 sq. metres (1194.1 sq. feet)



## First Floor

Approx. 78.5 sq. metres (845.4 sq. feet)



Total area: approx. 189.5 sq. metres (2039.5 sq. feet)

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

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