



**HEARNES**  
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# Ashley Heath, Ringwood, Hampshire, BH24 2JX

## FREEHOLD

A spacious and versatile five double bedroom detached chalet style bungalow set within a generous plot with landscaped gardens. The property enjoys a premium location in Ashley Heath close to Moors Valley and Avon Country Parks, the Castleman Trailway providing some wonderful walks and cycle rides and a highly regarded primary school. The area offers easy access to commuter routes which include the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton. And the golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

The spacious accommodation offers a flexible and versatile living space comprising of an entrance hall with a feature glass panel and wooden balustrade returning staircase rising to the first floor and a cloaks cupboard. The kitchen/breakfast room overlooks the front aspect and offers an excellent range of floor and wall mounted units, peninsular breakfast bar, contrasting worktops, and a Rangemaster style oven and gas hob with extractor over, integrated fridge freezer and dishwasher, walk in cupboard and tiled splashbacks. The dual aspect sitting/dining room enjoys a good degree of natural lighting with sliding doors opening on to the raised terrace and a lovely Limestone inset fireplace. From the kitchen/breakfast room an inner hallway provides an integral door through to the garage, access to the ground floor WC and external door opening to the rear.

There are three bedrooms on the ground floor two of which are good size doubles and a dual aspect with bedroom four also benefitting from sliding doors opening onto the rear terrace. The first floor landing provides access to a separate WC and a further three double bedrooms with fitted wardrobes and Velux windows; with the master also benefitting an en-suite shower room. The remaining bedrooms are serviced by the contemporary partially tiled bathroom which has a vanity unit with inset wash hand basin, concealed cistern WC, bath, enclosed shower cubicle and ladder style radiator.

The front of the property is approached via a brick paviour carriage driveway which provides ample off road parking and access to the integral garage which has an up and over door, power, lighting and a window to the side and gated access through to the rear garden. The front garden has a lovely central raised bed feature which is laid to gravel with a sleeper retaining wall planted with an array of shrubs and trees. The southerly facing rear garden is private and secluded with a raised paved terraced adjoining the rear of the property with a wrought iron balustrade and railing. Steps lead down to a second terrace which has a built in fish pond to the side. A lawn area is complimented by beds and borders with a selection of shrubs, palms and trees.

*Viewing is highly recommended to appreciate the wonderful location and spacious accommodation of this delightful property.*

**COUNCIL TAX BAND: F**

**ENERGY PERFORMANCE RATING: C**

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.



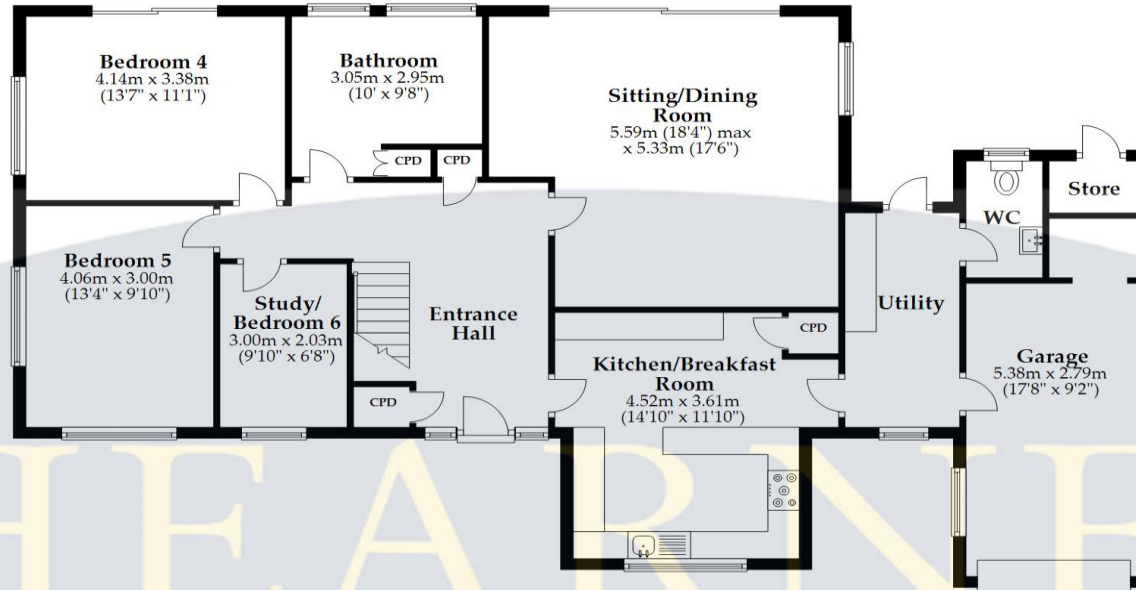




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

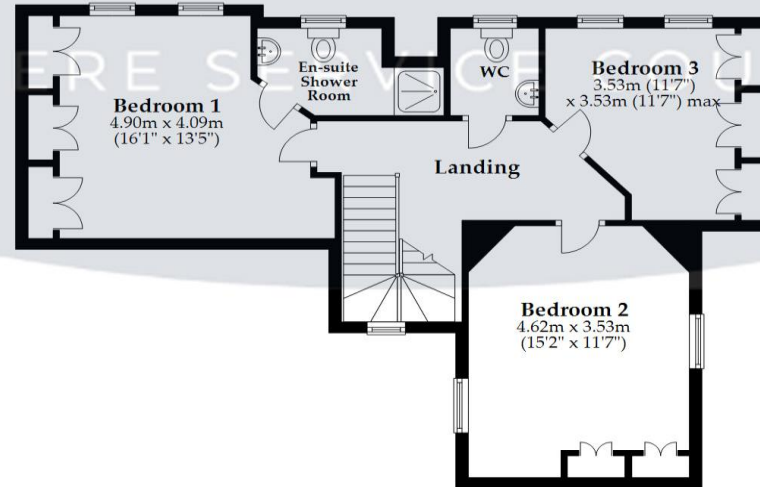
### Ground Floor

Approx. 135.9 sq. metres (1462.8 sq. feet)



### First Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



Total area: approx. 199.6 sq. metres (2148.6 sq. feet)

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











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