



HEARNES

WHERE SERVICE COUNTS



# Ashley Heath, Ringwood, Hampshire, BH24 2NH

## FREEHOLD

Beautiful mature grounds, extensive parking and a detached double garage, are just a few features of this exceptional detached bungalow with bright and spacious accommodation.

Langley Chase is one of Ashley Heath's prime locations, often requested as it is conveniently located on the Hampshire/Dorset borders just a few moments away from beautiful walks along the Castleman trail & Ringwood Forest.

This impeccably presented home has spacious accommodation with three generous double bedrooms, all with fitted wardrobes and the master enjoying a well-proportioned en-suite shower room, the remaining bedrooms being serviced by a family bathroom.

The living room has a feature fireplace providing a focal point and double opening glazed internal doors leading into the formal dining room, which has access into the garden. The adjacent kitchen overlooks the garden, has room for a breakfast table and chairs, ideal for informal dining and a lovely arrangement of neutral cabinets, complimenting worktops and tiled flooring. The adjacent utility room has a matching arrangement of units, room for laundry appliances and wall mounted gas fired boiler, a door also gives access to the rear garden.

The gardens are a particular feature of the property with the rear being beautifully landscaped with mature flowering shrubs, Acers and Palms, well enclosed the property is very private and offers a great amount of seclusion. Two patio areas are well placed to enjoy the sun during the day through to the evening and also to the side is gated access leading to the front of the property and also to the detached double garage with personal side door, twin up and over doors and power and lighting. The front gardens are enclosed by a brick wall and twin timber gates.

Internal inspection is strongly advised and early viewing is highly recommended.

**COUNCIL TAX BAND: F**

**ENERGY PERFORMANCE RATING:**

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.



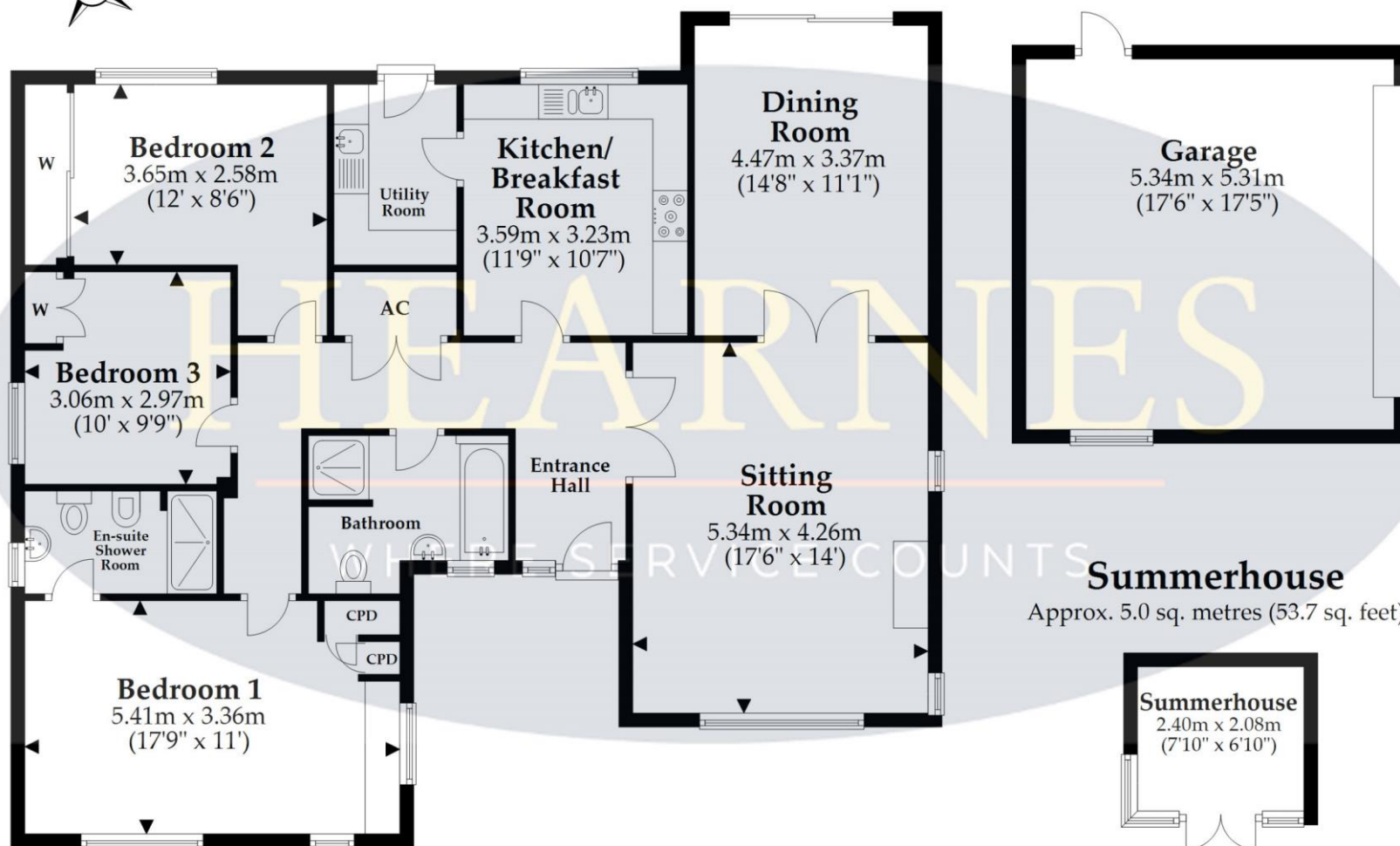


## Ground Floor

Approx. 122.8 sq. metres (1321.5 sq. feet)

## Garage

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 156.1 sq. metres (1680.5 sq. feet)

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





