



**HEARNES**  
WHERE SERVICE COUNTS

# 8 Webb Close, Ashley Heath, Ringwood, Hampshire, BH24 2EP

## FREEHOLD

A lovely, peaceful and private rear garden, with a sunny westerly aspect, plenty of useful off road parking and no forward chain, are just a few features of this bright, spacious and flexible detached bungalow, that has been extended, but still offers excellent potential to further improve.

Located within a sought-after residential cul-de-sac, this impressive property is perfect for anyone who enjoys walking, running or has dogs as it is within 800 metres of Moors Valley Country Park & the Castleman Trail. It is also a short walk from a 7/11 convenience store.

There are three generous double bedrooms and two shower rooms, one being recently modernised.

The kitchen has been well designed to make good use of the space on offer with a comprehensive range of fitted wall and floor mounted units with contracting worktops and splashbacks. Integrated appliances include a gas hob and double oven/grill.

The sitting room overlooks the private rear garden and has a lovely large log burner. An archway then opens out into the dining area (also overlooking the garden), where a further arch leads to the 3rd reception (which could become a 4th bedroom if needed).

This delightful bungalow further benefits from gas central heating, double glazing and solar panels that the seller informs us are owned not leased.

The established rear garden extends to over 60 foot in length with a westerly aspect. It can be accessed by doors from the dining area and hallway and is enclosed by panel fencing, trees shrubs and hedging, with a large area of lawn. There is access to the front via a gate.

The front is open plan and designed to provide plenty of off road parking, with a driveway that leads to the single garage.

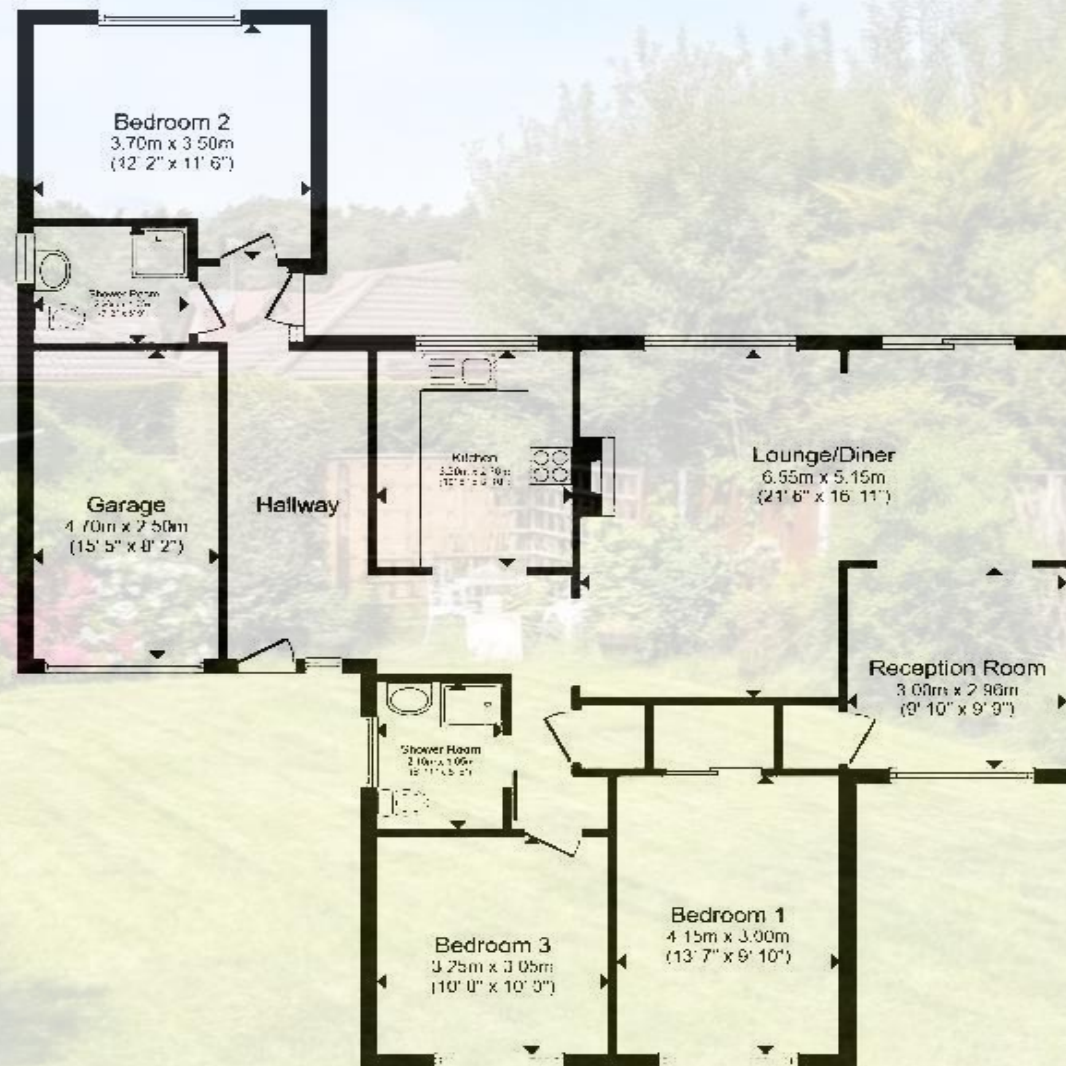
**Local Authority: Dorset (east Dorset)**

**Council Tax Band: E**

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

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.





Total floor area 123.3 sq.m. (1,327 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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