



HEARNES

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# Ashley Heath, Ringwood, Hampshire, BH24 2JJ

## FREEHOLD

This wonderful bungalow is situated in the highly regarded location within Ashley Heath. The accommodation is well proportioned with three double bedrooms, family shower room and scope to add an en-suite if required.

On entering the property you are immediately greeted by a bright and spacious hallway with high gloss Walnut effect wood flooring extending through to the principal rooms. Access to a modern fitted cloakroom is also from here. The living room is light and airy with a large picture window overlooking the front garden, from this room access via double doors to another room which is currently utilised as a study/occasional bedroom. The current owners have extended to include a fabulous kitchen /dining room which is one of the highlights of this bungalow. There are ample high gloss floor and wall mounted units with wood effect worktops and upstand. Integrated appliances are also available. This room enjoys a vaulted ceiling and roof light windows that really allow maximum light and space into the room. Double doors lead into the conservatory which has a glass roof and is the perfect space to sit and enjoy the garden.

Outside the gardens are private and well enclosed. An area of lawn is edged by flower beds and borders and patio area gives ample space for alfresco dining.

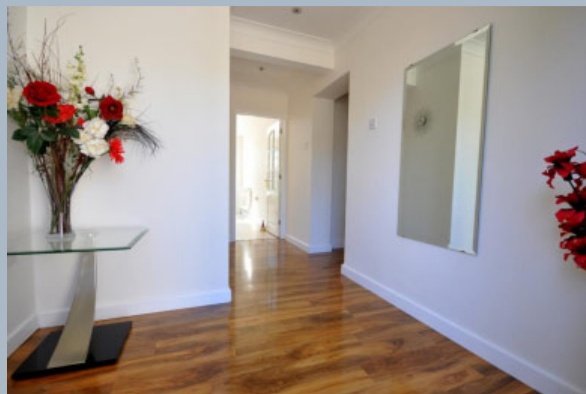
Internal inspection is strongly advised to appreciate the spacious accommodation and superior location on offer.

**SITUATION:** Ashley Heath is situated on the outskirts of the market town of Ringwood and there are excellent transportation links to the major centres of Bournemouth, Poole, Salisbury and Southampton. There are mainline train stations and international airports at Bournemouth and Southampton. For sailing enthusiasts resorts can be found at Poole, Christchurch and Lymington. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

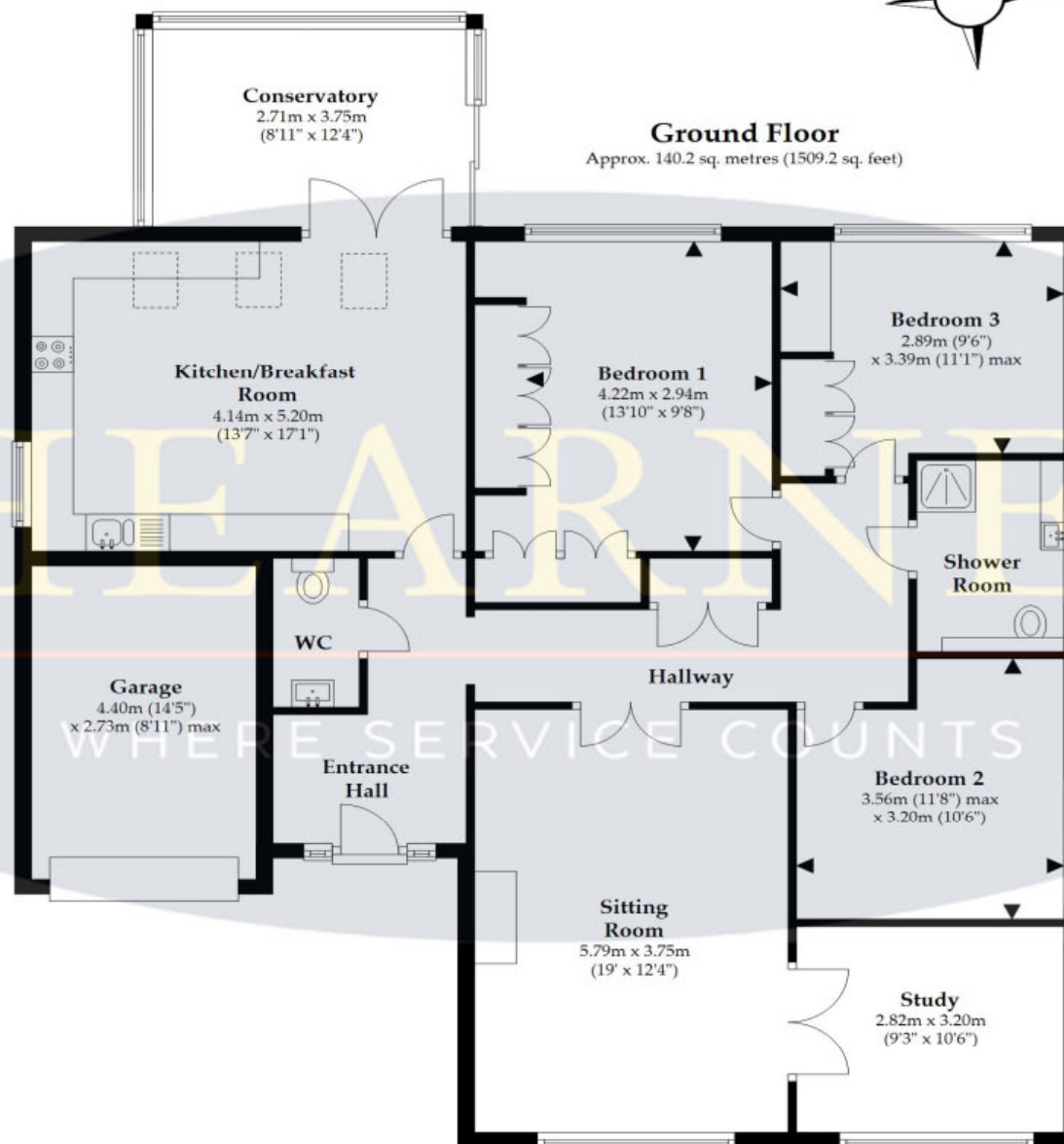
**COUNCIL TAX BAND:** E

**ENERGY PERFORMANCE RATING:**

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 and do not form part of the contract.







**Ground Floor**  
Approx. 140.2 sq. metres (1509.2 sq. feet)



**LJT SURVEYING**

Total area: approx. 140.2 sq. metres (1509.2 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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