



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 2EA

FREEHOLD PRICE

A four bedroom detached bungalow situated on a good size plot of just under half an acre and offering huge potential to extend (subject to the necessary consents). Located in one of Ashley Heath best roads the property is conveniently positioned for the local facilities. Ashley Heath also boasts some wonderful woodland areas with the renowned Moors Valley Country Park and the Castleman Trailway providing some excellent opportunities for those who enjoy outdoor pursuits. There are excellent transportation links to the major centres of Bournemouth, Poole, Salisbury and Southampton with mainline train stations and international airports at Bournemouth and Southampton. The popular beaches at Bournemouth and Poole and the New Forest National Park are also within easy reach.

The accommodation of approximately 1677 sq. feet currently comprises of a large entrance hall with access to all principal rooms. The kitchen/breakfast room has views over the front garden and offers a range of floor and wall mounted units, tiled flooring and space for a breakfast table and chairs together with a breakfast bar area, fitted oven and hob. There is access to the utility room which has ample room for laundry appliances and a door to garage. The living room is a bright room with doors into the garden and access to the rear extension. An orangery style conservatory with views over and a doorway opening into the garden is accessed from the master bedroom. This whole area could provide annexe potential or ideal for those working from home or needing extra space for a growing family.

The four bedrooms are a generous size with the master having use of a modern and contemporary en-suite shower room, with full height tiled walls and flooring. Bedroom three also has an en-suite shower and benefits from fitted wardrobes. The remaining bedrooms are serviced by the modern and well placed family bathroom.

Outside the property is approached from the road via an extensive driveway with ample space to park and turn and leading to the attached single garage. There is an area of lawn and mature trees and shrubs. A wide side path extends into the rear garden which is private and affording a good decree of privacy. An expanse of lawn is edged by mature shrub and flower borders leading to further lightly wooded area providing a tranquil backdrop and overall feeling of space. To the far end of the garden is a store and adjacent greenhouse in need of slight repair.

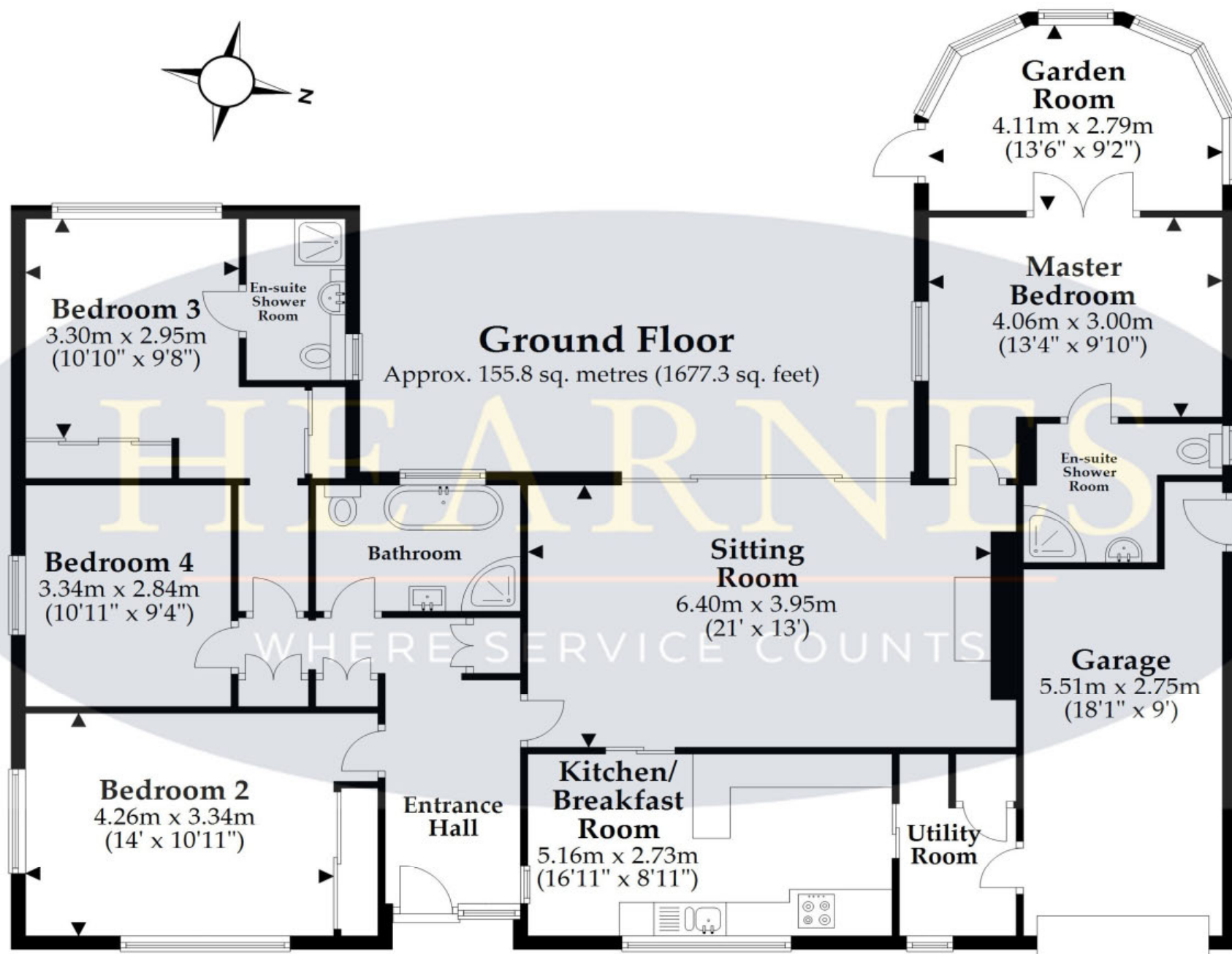
Viewing is highly recommended to appreciate the location, size of plot and potential being offered for sale.

COUNCIL TAX BAND: F

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 and do not form part of the contract.





Total area: approx. 155.8 sq. metres (1677.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood
52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com



OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

