



HEARNES
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ASHLEY HEATH, RINGWOOD, HAMPSHIRE, BH24 2JL

FREEHOLD

Offered for sale for the first time in over thirty years is this three double bedroom chalet style bungalow set within a generous mature plot approaching 0.75 of an acre. Situated in one of Ashley Heath's premium roads, the property is ideally located being on the outskirts of the historic market town of Ringwood. The area 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. The area benefits from 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. The seven miles of award winning beaches at Bournemouth and the New Forest National Park are also within easy reach.

The spacious accommodation of approximately 2121 sq. feet offers huge potential to modernise and extended (stpp) and currently comprises of an enclosed porch opening into the entrance hall which provides access to all the principle ground floor rooms. The kitchen has a lovely outlook over the rear gardens has a range of floor and wall mounted units, breakfast bar, space for kitchen appliances and a doorway into the conservatory. The conservatory is dual aspect with doors opening to front and rear gardens and into the garage. The sitting and dining room are also dual aspect with the sitting room benefitting from a feature brick fire place.

There is a ground floor bedroom with built in wardrobes overlooking the rear and side gardens and is serviced by the partially tiled shower room which has a walk in shower cubicle and vanity unit with inset wash hand basin. A separate WC completes the ground floor accommodation.

The first floor landing provides access to two further bedrooms both of which are good size doubles and dual aspect. Bedroom one benefits from storage cupboards and bedroom two from built in wardrobes. Both of which are serviced by the bathroom.

Set back from the road the front of the property is approached via a five bar gate opening onto a tarmac driveway which provides ample off road parking and access to the garage. The front garden offers a good degree of seclusion is mainly laid to lawn with shrub and flower borders. The rear garden is also well enclosed and private and again is mainly laid to lawn with paved areas and an array to trees and shrubs.

Viewing is highly recommended to appreciate the potential and location of this property being offered with no onward chain.

COUNCIL TAX BAND: F

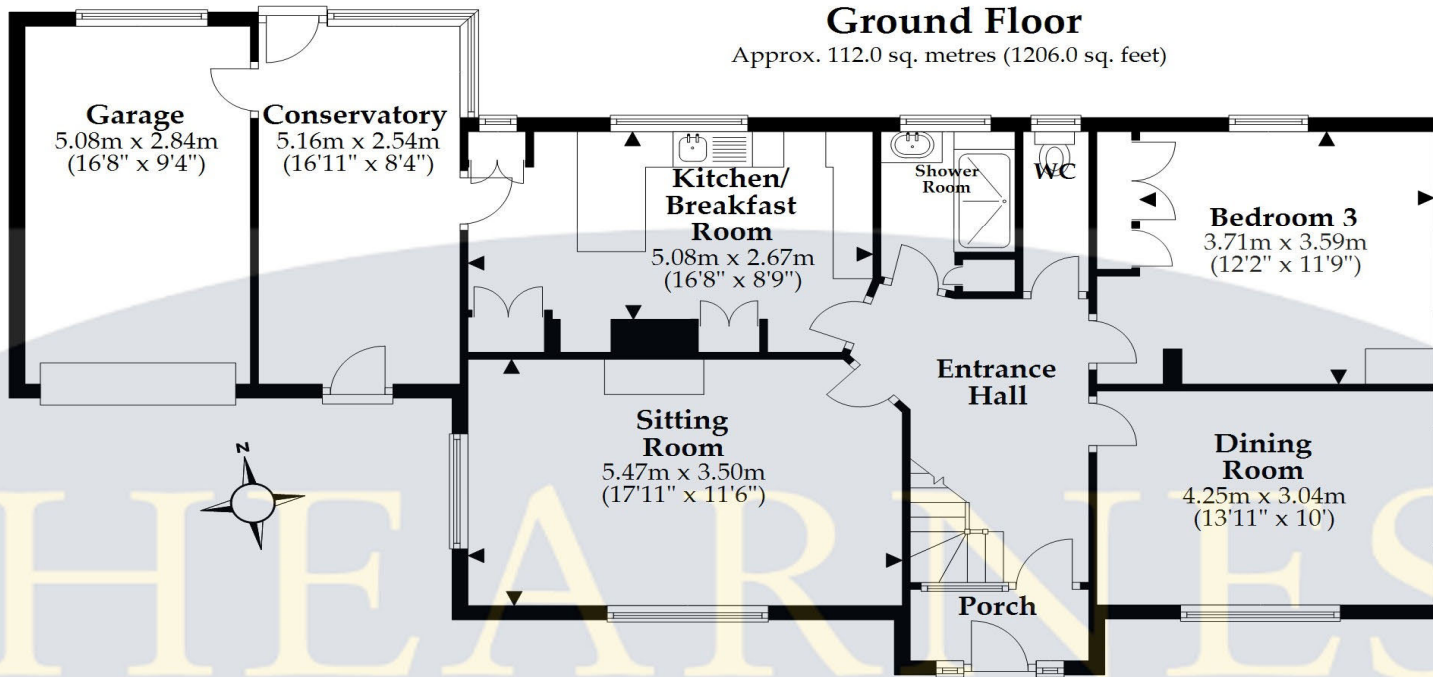
ENERGY PERFORMANCE RATING: F

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.



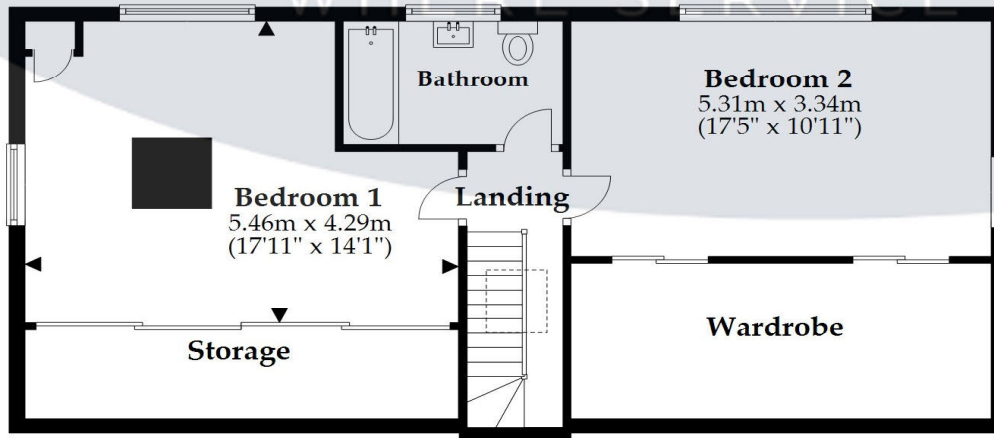
Ground Floor

Approx. 112.0 sq. metres (1206.0 sq. feet)



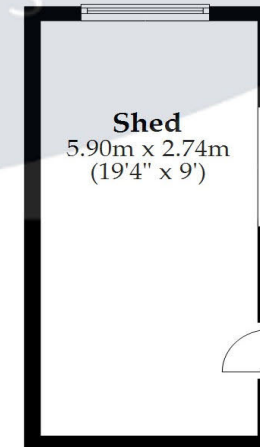
First Floor

Approx. 68.9 sq. metres (741.3 sq. feet)



Outbuilding

Approx. 16.2 sq. metres (174.0 sq. feet)



Total area: approx. 197.1 sq. metres (2121.3 sq. feet)

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



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