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Ashley Heath, Ringwood, Hampshire, BH24 2JL

FREEHOLD

A substantial five bedroom detached chalet style home set within a generous plot of approximately one third of an acre in a premium location in Ashley Heath. Ashley Heath 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. 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. Mainline train stations and international airports area easily accessible at Bournemouth and Southampton. Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The beautiful beaches at Bournemouth and the New Forest National Park are also within easy reach.

This well-presented chalet bungalow has been sympathetically extended and modernised by the current owners with the accommodation comprising of an entrance porch which has a cloakroom to the side and doorway through to the sizeable hallway which has wood flooring, two storage cupboards and provides access to all the principle rooms. The kitchen/breakfast room enjoys views over the rear gardens and has an extensive range of beech effect floor and wall mounted units, complementing worksurfaces, integrated eye level double oven, four burner gas hob with extractor over and dishwasher, space for a breakfast table and chairs, tiled splash backs. A separate utility room provides further matching storage cupboards and space and plumbing for a washing machine, tumble dryer and larder style fridge freezer and personal door opening onto the rear gardens. There are two reception rooms with the triple aspect sitting room being particularly spacious with a feature natural stone fire place with inset coal and flame effect gas fire and patio doors opening onto the and overlooking the rear gardens. The dining room can be entered from both the hall way and the sitting room and has double doors opening into the triple aspect conservatory which has tiled flooring, heating for winter use and both a single and double doors opening onto the extensive patio making it ideal for alfresco entertaining.

There are two double bedrooms on the ground floor both of which benefit from fitted wardrobes, with the master also benefitting from an impressive en-suite consisting of vanity units with his and hers wash hand basin, a large walk in shower cubicle, bidet and WC.

The first floor landing offers a good degree of natural lighting enhanced by a Velux window and provides access to the airing cupboard bathroom and three further bedrooms. Bedroom two/ guest room has a dual aspect with dormer windows overlooking the front and rear gardens, Velux window for additional light and an en-suite featuring a vanity unit with wash hand basin, concealed cistern WC, corner shower cubicle and bidet. Bedroom five also has a Velux window and together with bedroom three which has fitted wardrobes are serviced by the partially tiled family bathroom comprising of a modern white four piece suite.

The front of the property is approached via a sweeping driveway providing ample off road parking and continuing down to the side to the detached double garage. The extensive front, side and rear gardens are mainly laid to lawn bounded by mature shrubs and trees and offers a good degree of seclusion and privacy. The rear garden has a full length patio adjoining the property, an arbor to the rear boundary and summerhouse.

Viewing is highly recommended to appreciate the tranquil setting and presentation of this most delightful property.

COUNCIL TAX BAND: F

ENERGY PERFORMANCE 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 and do not form part of the contract.

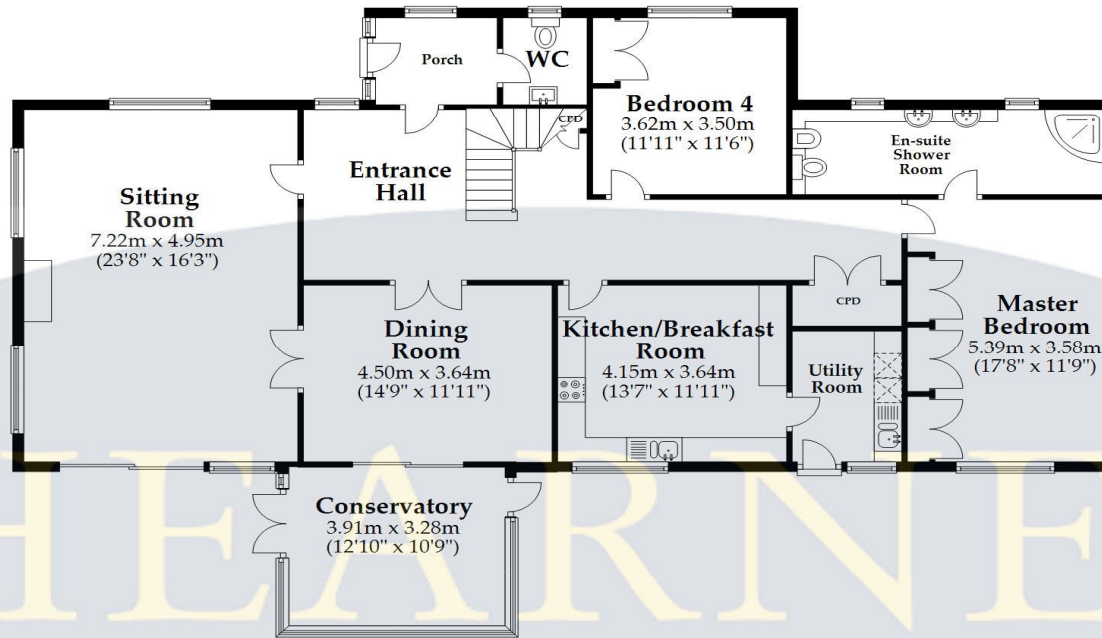




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

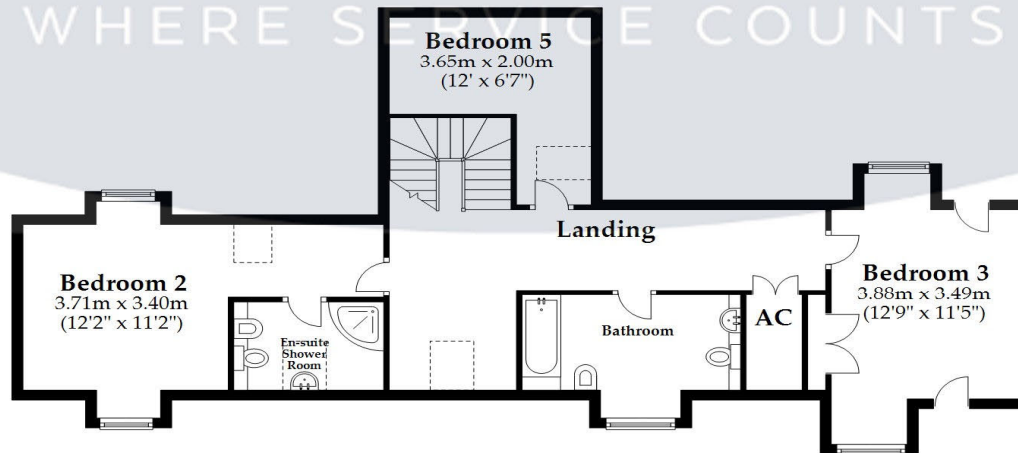
Ground Floor

Approx. 169.3 sq. metres (1822.8 sq. feet)



First Floor

Approx. 93.5 sq. metres (1006.8 sq. feet)



Total area: approx. 262.9 sq. metres (2829.6 sq. feet)

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





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