



**HEARNES**  
WHERE SERVICE COUNTS



# Ashley Heath, Ringwood, Hampshire, BH24 2EJ

## FREEHOLD

A simply stunning, private rear garden that enjoys a sunny southerly aspect, plenty of parking and a generous double garage, are just a few features of this impeccably presented, spacious and flexible bungalow, that is being offered for sale with no chain.

This charming property is perfectly located for anyone who enjoys walking, running or had dogs, as it backs directly onto the Castleman Trail. The Castleman Trailway is one of Dorset's gentlest way-marked, walking, cycling and horse riding routes. This 16.5 mile trailway follows much of the old Southampton to Dorchester railway line. The trailway takes you through some of East Dorset's & Hampshire's stunning landscape whilst also connecting a string of settlements between Ringwood and Poole. In fact, Quer De Lion backs onto the old platform of the train station, which is no longer there.

There are three double bedrooms, a modern family bathroom and en-suite shower to the master bedroom.

The sitting/dining room enjoys views to the rear over the south facing gardens, as does the kitchen/breakfast room. The kitchen/breakfast room has been re-fitted in a range of oak style units with contrasting worktops and metro tiled splashbacks. A particular feature of this well-planned room is a dual control electric AGA, which was installed in 2014, as well as access to the gardens.

This fine home further benefits from gas central heating and double glazing.

The garden enjoys a southerly aspect and extends to around 45 foot in length. It is enclosed by fencing with established flowers, shrubs and trees. A paved terrace which is accessed by doors from the sitting/dining room and kitchen/breakfast room is partially covered by an aluminium pergola. Access to the from is via a pedestrian path.

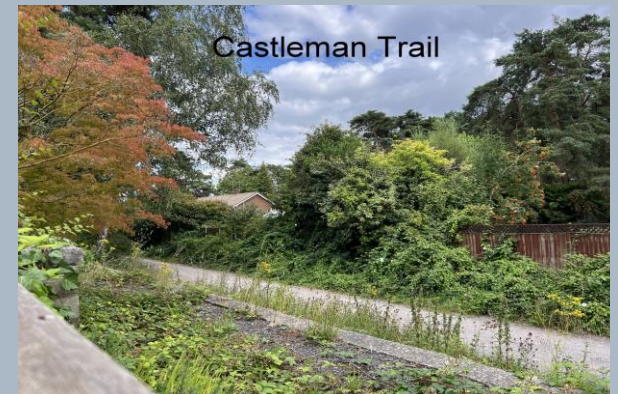
Ornate wrought iron gates lead from Horton Road to a large, gravelled driveway, which provides parking and turning for numerous vehicles. This in turn leads to the double garage which has a remotely operated up and over door, power and light.

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

**Council Tax Band: E**

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

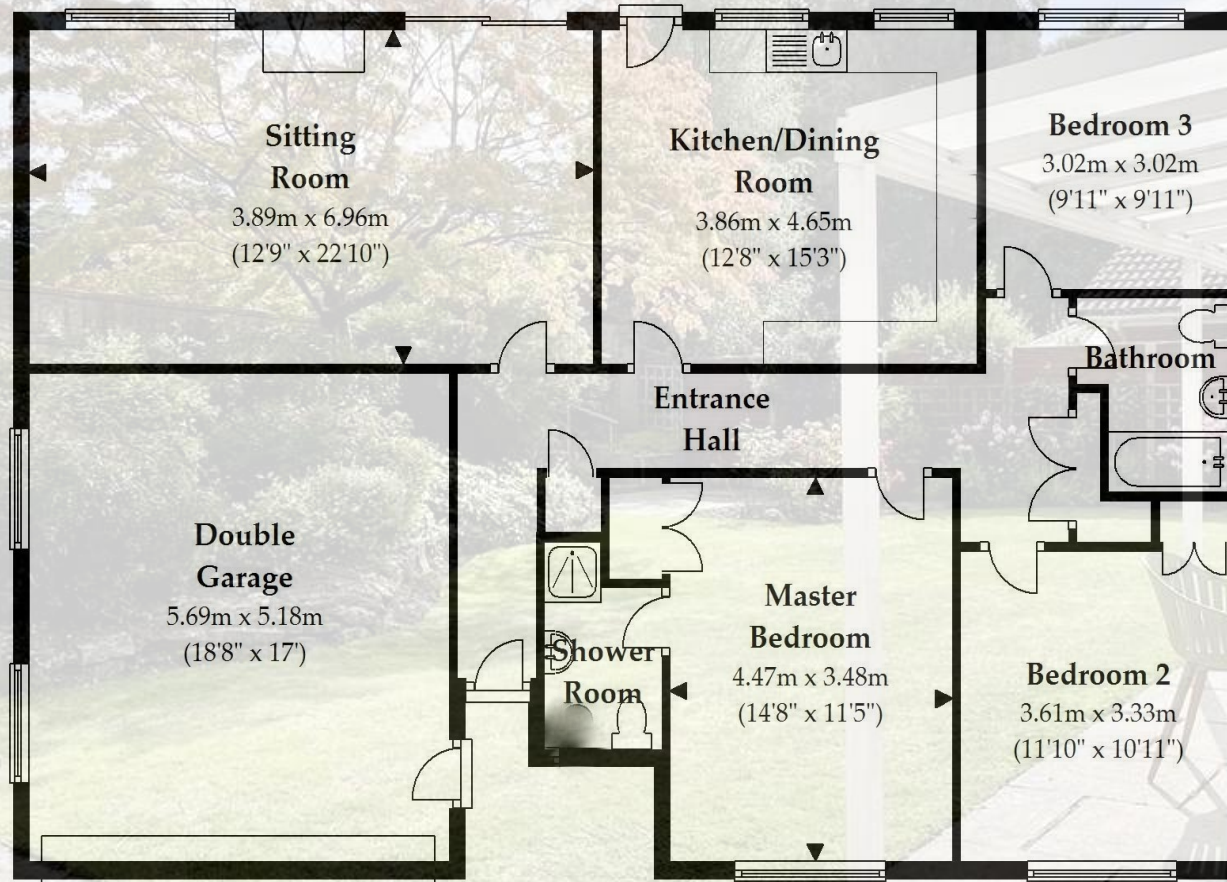
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





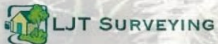
## Ground Floor

Approx. 139.0 sq. metres (1496.0 sq. feet)



Total area: approx. 139.0 sq. metres (1496.0 sq. feet)

Plan not to scale and for illustrative purposes only. All spaces attached to the main property are included in the floor area stated. Dimensions, north point and all 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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