



HEARNES

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# Ashley Heath, Ringwood, BH24 2JE

## FREEHOLD

A beautifully presented four bedroom detached bungalow having been refurbished and extended to provide a spacious arrangement of accommodation. The property is set within a corner plot approaching a quarter of an acre and located in the much sought after area of Ashley Heath on the corner of Burton Close and Lions Lane. A lazy minute's walk takes you onto the Castleman Trailway, thereafter Moors Valley Country Park and the forest. 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. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

The light and airy accommodation comprises of a large entrance hall with Velux window, sun tunnels and wood effect tiled flooring. Off which, lays a well-proportioned dual aspect sitting room benefiting from access via sliding patio doors onto the terrace and garden. The kitchen/day room has expansive bi-folding doors opening onto the south facing family terrace and gardens. A range of floor and wall mounted units with complimenting work surfaces, integrated full height refrigerator, a quality range cooker and extractor over, tiled splashback and cabinet down lighting. The Central Island houses a Belfast sink, an integrated dishwasher, waste bins, cupboards and a wine cooler. A separate utility room offers further storage cupboards, space and plumbing for additional kitchen appliances, single sink and drainer and single access door.

There are four double bedrooms, two benefitting from beautifully appointed en-suites. Both have double doors opening onto a morning terrace and the gardens. The remaining bedrooms are serviced by an equally well equipped family bathroom with a large bath and shower cubicle..

The front of the property is approached via a large driveway with lighting, parking for up six vehicles and access to the covered porch to the front. A detached double garage (which has recently had a replacement pitched roof) has electrically operated up and over doors, power and lighting. The mature gardens are landscaped with newly planted hedgerow and are mainly laid to lawn to the front, side and rear. There are Indian Sandstone patio areas and pathways around the property together with planted raised beds and borders. A useful timber summerhouse provides a great space for those who require a workshop or similar and can be used to enjoy the view across the garden.

*Viewing is highly recommended to appreciate the location and high standard of presentation this delightful bungalow has to offer.*

**COUNCIL TAX BAND: E**

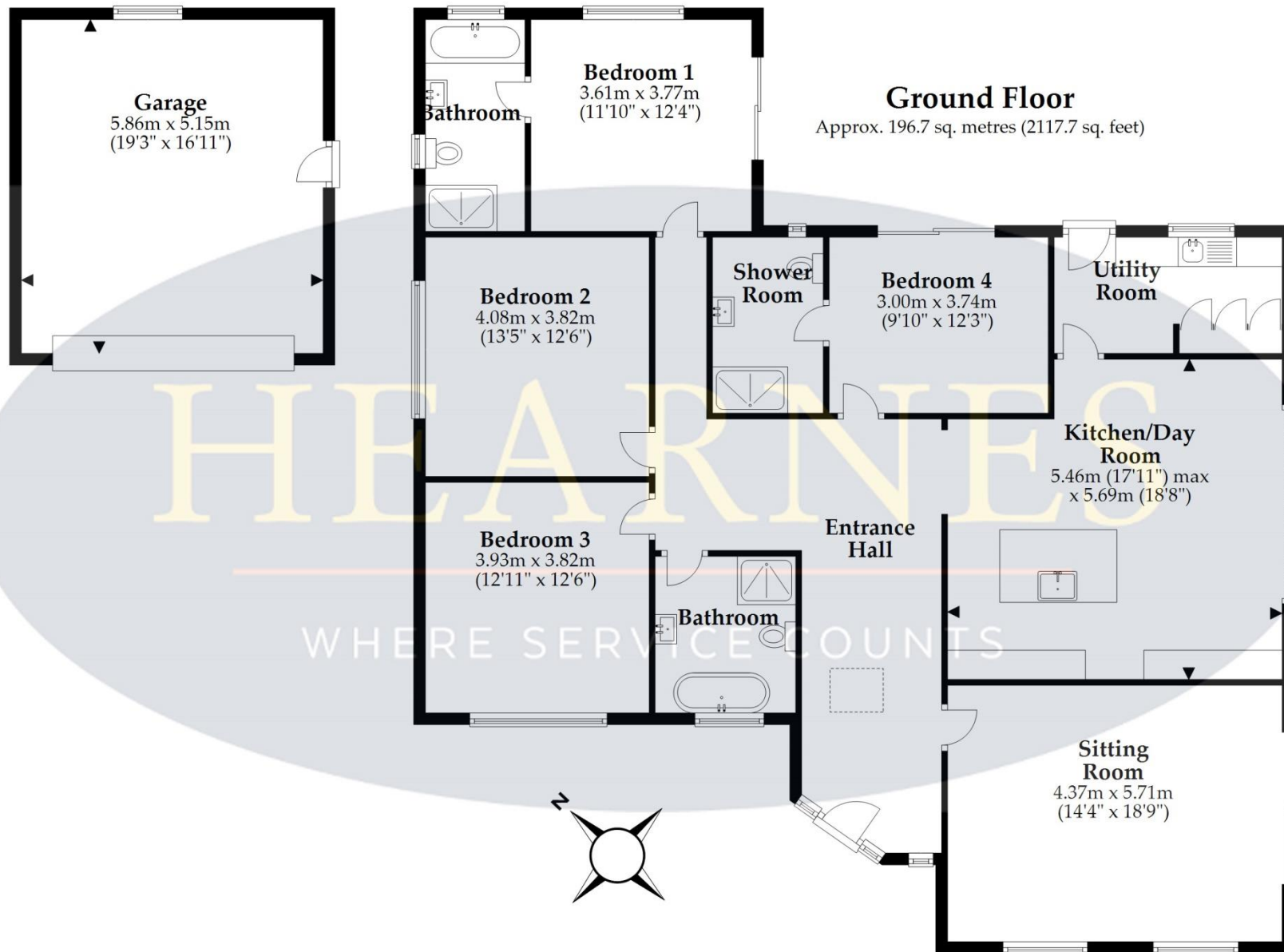
**ENERGY PERFORMANCE RATING: C**

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.









Total area: approx. 196.7 sq. metres (2117.7 sq. feet)

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









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