



HEARNES

WHERE SERVICE COUNTS

# Ashley Heath, Ringwood, Hampshire, BH24 2HN

## FREEHOLD

A beautiful private and mature garden, extensive parking and a fantastic double garage/hobby room complex, are just a few features of this impeccably presented chalet home that sits within one of the Ashley Heaths most highly regarded roads. This wonderful home sits within a sheltered plot of 0.3 acres and has been owned, extended and enjoyed by the same family for twenty-five years. About twenty years ago the original bungalow was thoughtfully extended into what we see today, which is a flexible and spacious home that offers annexe potential if needed.

The first floor accommodation comprises three well-proportioned bedrooms, a family bathroom and en-suite shower room to the master bedroom.

On the ground floor are two further double bedrooms, one of which is being used as an extra tv room, the other a very useful study with garden views. In addition to these rooms is a lovely spacious central reception hall with galleried landing and superb full-height feature window. The ground floor further lies host to a sleek modern fitted kitchen with built in fridge and freezer, dishwasher, oven hob and filter/extractor hood. It has been fitted in a range of contemporary style wall and floor mounted units with contrasting worktops and splashbacks. There is a comfortable sitting room with feature fireplace overlooking the front and an archway through to the dining room which in turn leads out to the stunning conservatory which has underfloor heating and panoramic garden views.

This delightful property further benefits from a downstairs shower room, gas central heating and double glazing. To the front is a gravelled carriage driveway providing extensive parking which in turn leads to the a large double garage/hobbies room with automatic remote controlled door. In addition to parking for two cars there is space at the rear and sides for bikes, storage etc. Alternate tread steps lead to a room above currently used as a hobby room with a Velux window overlooking the front garden. There is eaves storage space to front and back and fitted cupboards under a work surface with shelving above. Off the garage double doors lead to a workshop with a separate side access door and obscured double glazed window. The workshop contains fitted floor and wall units and a large work surface. There is loft storage above the workshop accessed via a pull-down loft ladder.

The rear garden extends to approximately 115 ft in length with an overall plot measurement of 0.3 acres. The garden is one of this homes' many fine features and has been created by the current owners. There are numerous peaceful seating areas, ornamental pond and mature flower beds, shrubs and plants. Words really do not do it any justice, please just have a look at some of the photos.

**COUNCIL TAX BAND: E Dorset (East Dorset)**

**ENERGY PERFORMANCE RATING: D**

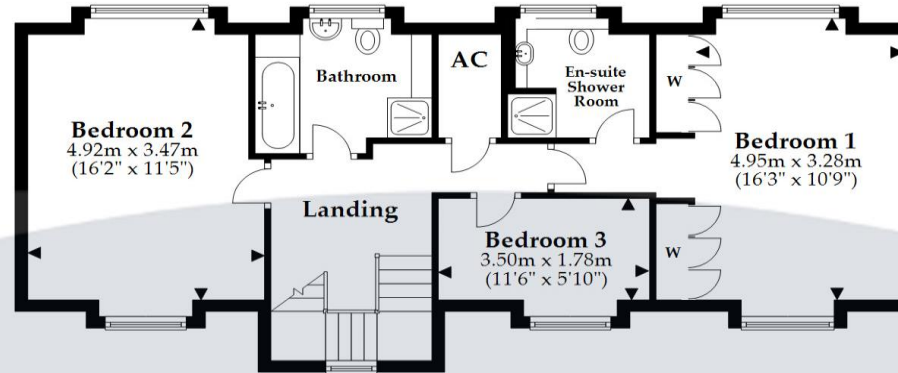
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





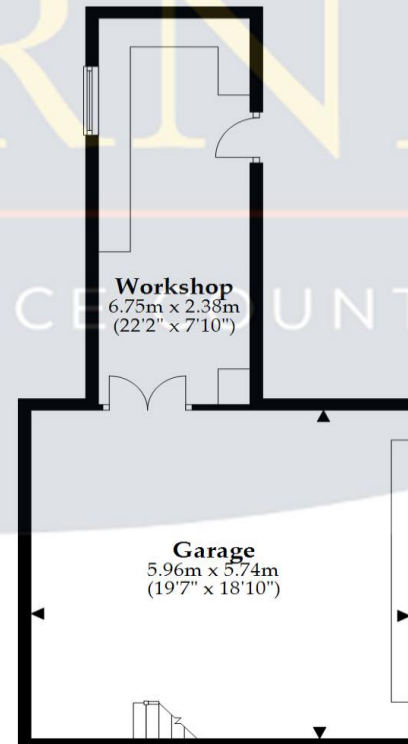
## First Floor

Approx. 70.4 sq. metres (757.9 sq. feet)



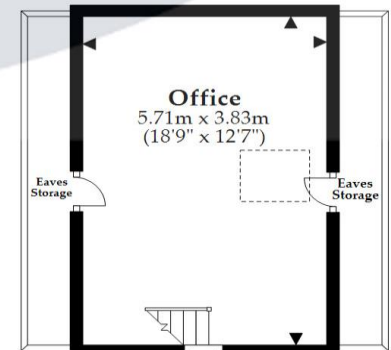
## Outbuilding Ground Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



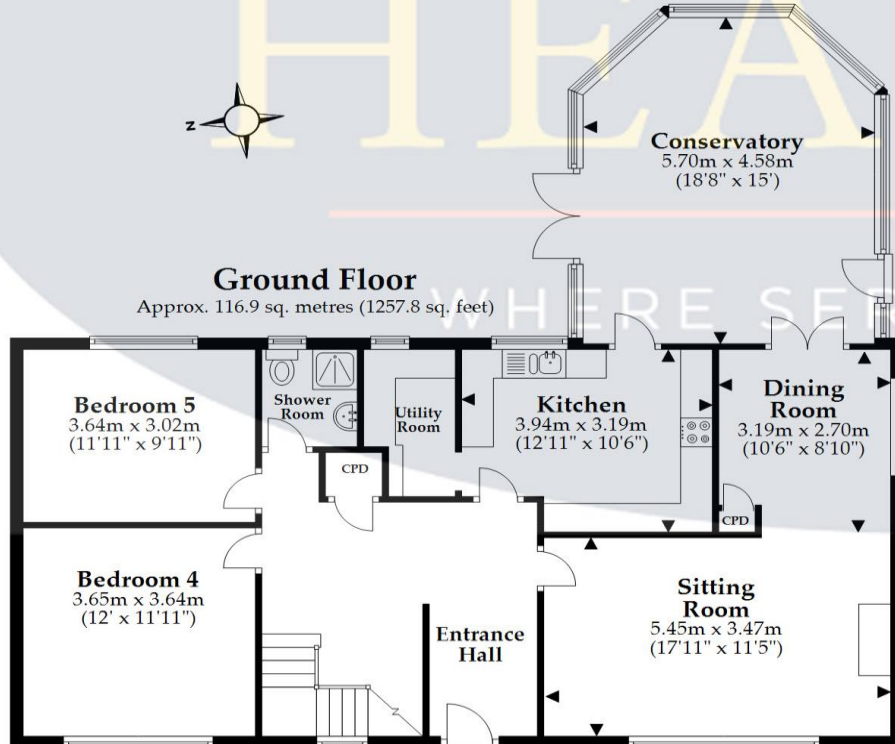
## Outbuilding First Floor

Approx. 21.9 sq. metres (235.4 sq. feet)



## Ground Floor

Approx. 116.9 sq. metres (1257.8 sq. feet)



Total area: approx. 259.6 sq. metres (2794.8 sq. feet)

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







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