



HEARNES
WHERE SERVICE COUNTS

Ashley Heath, Ringwood, Hampshire, BH24 2PT

FREEHOLD PRICE £750,000

An impressive four bedroom detached new build house constructed by a renowned local builder to a high specification with the added benefit of a 10 year Building Guarantee. The property is set within a generous plot and is situated in a sought after cul de sac within a short drive of the open woodlands of Ashley Heath, the New Forest and Moors Valley Country Park with fabulous walks and a golf course, also providing good commuter links to Bournemouth, Southampton and the market town of Ringwood. The bungalow also benefits from a good degree of natural lighting, double glazing, gas central heating, under floor heating to the ground floor and is being offered with no forward chain.

Offering over 2093 square feet of bespoke accommodation comprising, of an entrance hall with full height storage cupboard, ground floor bedroom serviced by a Jack and Jill en-suite with corner shower cubicle with rainfall shower head, back to the wall WC, vanity unit with inset basin, ladder style radiator, part tiled walls and tiled flooring. A superb open plan kitchen/dining/family room is the main feature of the property and covers the entire width to the rear with twin bi-fold doors and fireplace. The kitchen area is particularly light and airy set beneath a glass vaulted ceiling partially surrounded by glass panels. The area benefits from tiled flooring, a range of high end floor and wall units with granite worksurfaces, one and half bowl inset sink, Island unit with Neff hob and extractor over, Neff oven and grill and integrated dishwasher fridge freezer and wine fridge.. A separate utility room offers further storage units, space and plumbing for further appliances and access through to the garage and side elevation.

The first floor landing provides access to three double bedrooms with the master benefitting from a dressing room with Velux window and en-suite bathroom also with a Velux window for additional natural lighting. The remaining bedrooms one, benefitting from an additional Velux window are serviced by the family bathroom with separate shower cubicle.

The front of the property is approached via a paved driveway which provides ample off road parking and access to the open porch and integral garage. The front gardens are mainly laid to lawn which continues through to the secluded rear garden with a patio area adjoining the property and enclosed by wood panelled fencing.

Viewing is highly recommended to appreciate the high specification and location of this amazing new build house.

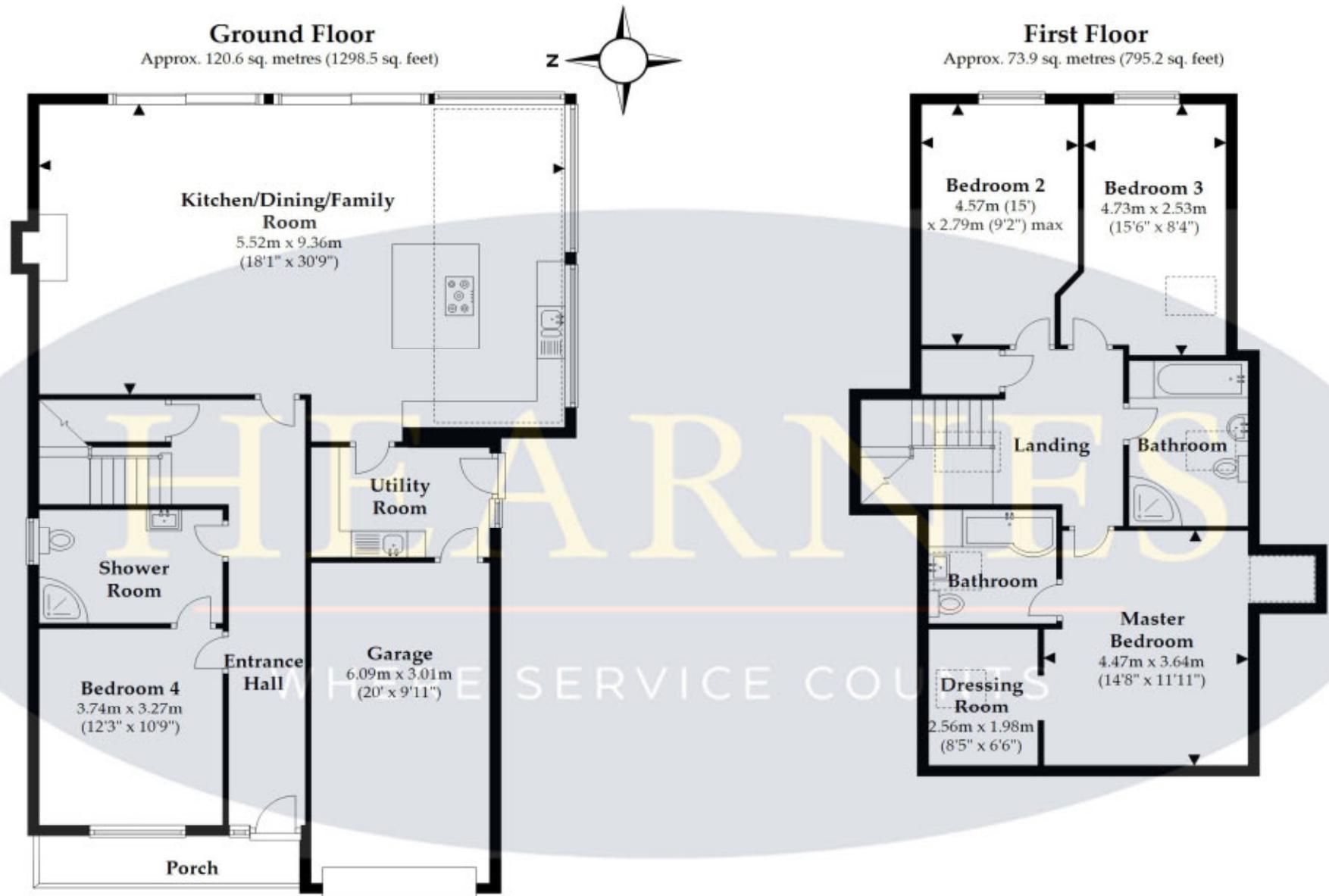
COUNCIL TAX BAND: tbc

ENERGY PERFORMANCE RATING: tbc

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



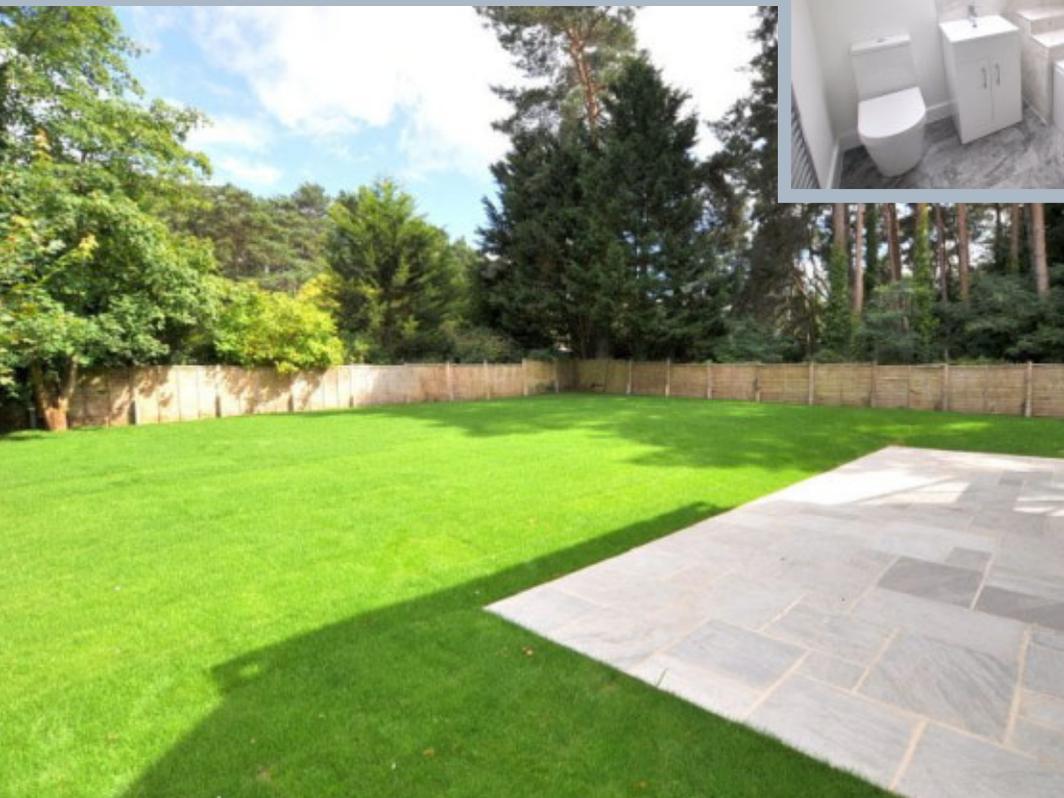




 **LJT SURVEYING** Total area: approx. 194.5 sq. metres (2093.7 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property.

LJT Surveying Ringwood





www.hearnes.com

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: ringwood@hearnes.com

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