



HEARNES

WHERE SERVICE COUNTS

Ashley Heath, Ringwood, BH24 2JR

FREEHOLD PRICE OIEO £1,000,000

This property is situated in a highly regarded location within Ashley Heath, neighbouring other substantial homes that are set within large plots and a lovely wooded backdrop providing seclusion and tranquility. Located at the head of a quiet cul-de-sac with no passing traffic, the property would be ideally suited for a family or those with a keen interest in outdoor pursuits, being close to Moors Valley Country Park and golf course. This is a perfect area to enjoy walking, cycling or riding and there is also a local convenience store, bus stop, doctor's surgery, pharmacy and hairdressers close by. Ringwood is approximately two miles away offering an excellent range of independent and high street shops, cafes, restaurants and leisure facilities. The cities of Southampton and Salisbury are within easy reach via the A31 and M27, with Southampton Parkway giving links to London within approximately 2 hours. The golden sands of Bournemouth are approximately 10 miles to the south, also with mainline railways.

The façade of this home is particularly impressive, the owners have carefully selected the choice of brickwork and design so that traditional element is maintained yet with all the modern day comforts you may expect to see in an almost new home, the windows have also been carefully selected to remain in keeping. The generous entrance hall which features Porcelain tiled flooring and Oak internal doors gives access to the bulk of the living accommodation and an Oak staircase leads to the first floor. The accommodation on the ground floor flows beautifully and whilst having the option for open plan living still provides the ability to have more formal areas if desired. The living rooms has fabulous views across the gardens with double doors providing access and a feature fireplace provides a welcoming focal point to the room with an inset wood burner and Oak mantle above . Double internal doors lead to the kitchen / dining room as well as a snug or a perfect family room to the front with an attractive bay window and return door to the entrance hall. The kitchen/dining room is particularly impressive, making the most of the lovely views across the rear garden you immediately feel at ease and this is the perfect area to entertain and also enjoy more informal gatherings with family and friends. There are also double doors leading straight into the garden, ideal for entertaining during the summer months. There is a superb range of Oak and black gloss fronted units with Corian worktops including a large central island with inset hob and further appliances include twin dual ovens, microwave, fridge/ freezer and dishwasher. The adjacent utility room provides all the space you could need for laundry appliances as well as access to the additional accommodation. Ideal for guests or entertaining this whole area could easily be converted to an annexe (subject to any consent required). A second kitchen with a fitted range of units, second cloakroom, substantial games room and staircase leads to a first floor cinema room (furniture available upon negotiation). Returning to the entrance hall, a cloakroom and generous study/bedroom five completes the ground floor.

The first floor has a wonderful galleried landing with vaulted ceiling adding to the feeling of space together with a large feature window which allows light to flood the area with natural light. All four bedrooms are generous double rooms with fitted wardrobes. The master suite having a lovely en-suite incorporating a bath and shower cubicle and bedroom two having also having use of a luxury en-suite shower room. Bedroom three and four are serviced by the nearby family bathroom which once again is luxuriously appointed.

Outside the property is approached from the head of the small cul de sac into an impressive gated driveway with more than ample parking facilities sweeping around to a car port and a lovely area of landscaped garden with seating area and pergola. The rear gardens are secluded and private being slightly elevated with the boundaries being well enclosed by close boarded fencing. Inset trees provide a lovely lightly wooded backdrop as well as an area of lawn and large storage shed.

COUNCIL TAX BAND: G

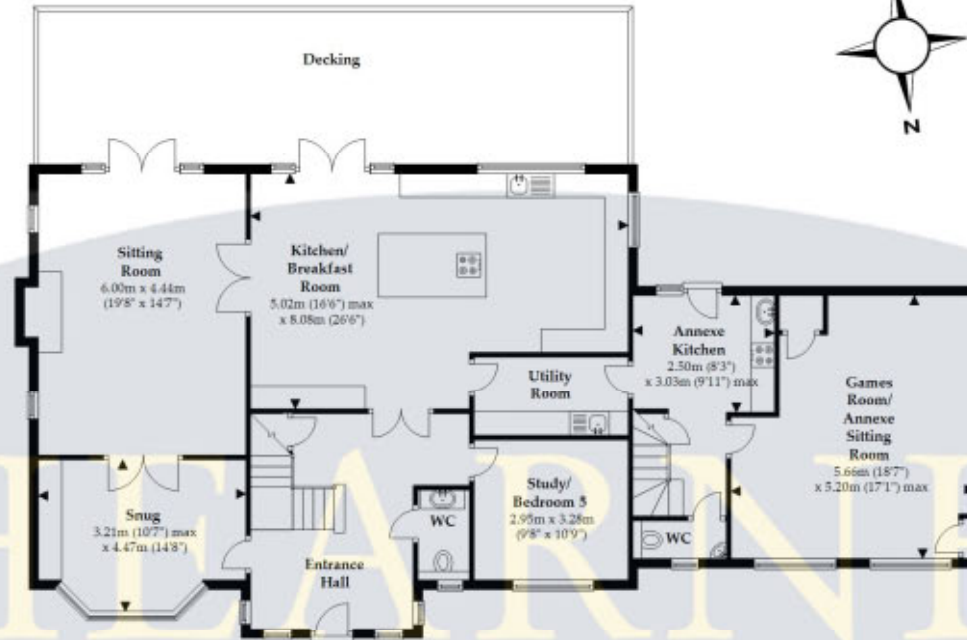
ENERGY PERFORMANCE RATING: B



Ground Floor

Approx. 154.9 sq. metres (1666.9 sq. feet)

Note: Decking is not included
in the floor area calculations



First Floor

Approx. 140.8 sq. metres (1516.0 sq. feet)

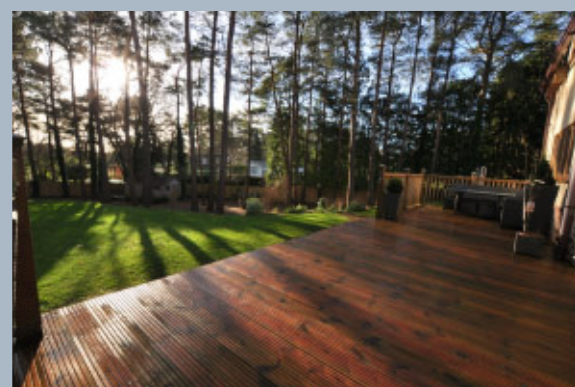


Denotes Restricted Height



Total area: approx. 295.7 sq. metres (3183.0 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





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