



HEARNES
WHERE SERVICE COUNTS

Ashley Heath, Ringwood, Hampshire, BH24 2HT

FREEHOLD

A wonderful, private and established plot (approaching 0.25 acres), extensive parking and a very useful double garage, are just a few features of this impeccably presented, extended and detached bungalow that still offer excellent potential to improve or extend if needed (subject to the necessary consents).

Located close to delightful forest & heathland walks at Lions Hill, Moors Valley Country Park & the Castleman Trail, this lovely, spacious and flexible property is ideal for anyone who enjoys walking, running or has dogs.

There are three well-proportioned double bedrooms, the master having its own private en-suite shower room, in addition to a modern white family bathroom and cloakroom/wc.

The kitchen/breakfast room is thoughtfully and comprehensively fitted in a range of contemporary style, cherry wood effect units with contrasting worktops and splash backs. Built in appliances include a stainless steel double oven and matching 4-burner gas hob, integrated dishwasher, fridge and freezer.

The sitting room enjoys an aspect to the rear, overlooking the landscaped gardens, with a log-burner and adjoining dining room.

This impressive home further benefits from gas central heating (mains pressure system), double glazing, cavity wall insulation and a very useful utility room.

The rear garden has a south-westerly aspect and can be accessed by doors from the utility room and sitting room, extending to around 70 foot in length. It is enclosed by fencing, mature trees shrubs and hedging with a large area of lawn and full-width paved terrace. There is also a productive vegetable garden.

To the front is a carriage driveway, providing extensive parking and turning. This in turn leads to the attached double garage with remotely operated up and over door, power and light.

Local Authority: Dorset (east Dorset)

Council Tax Band: E

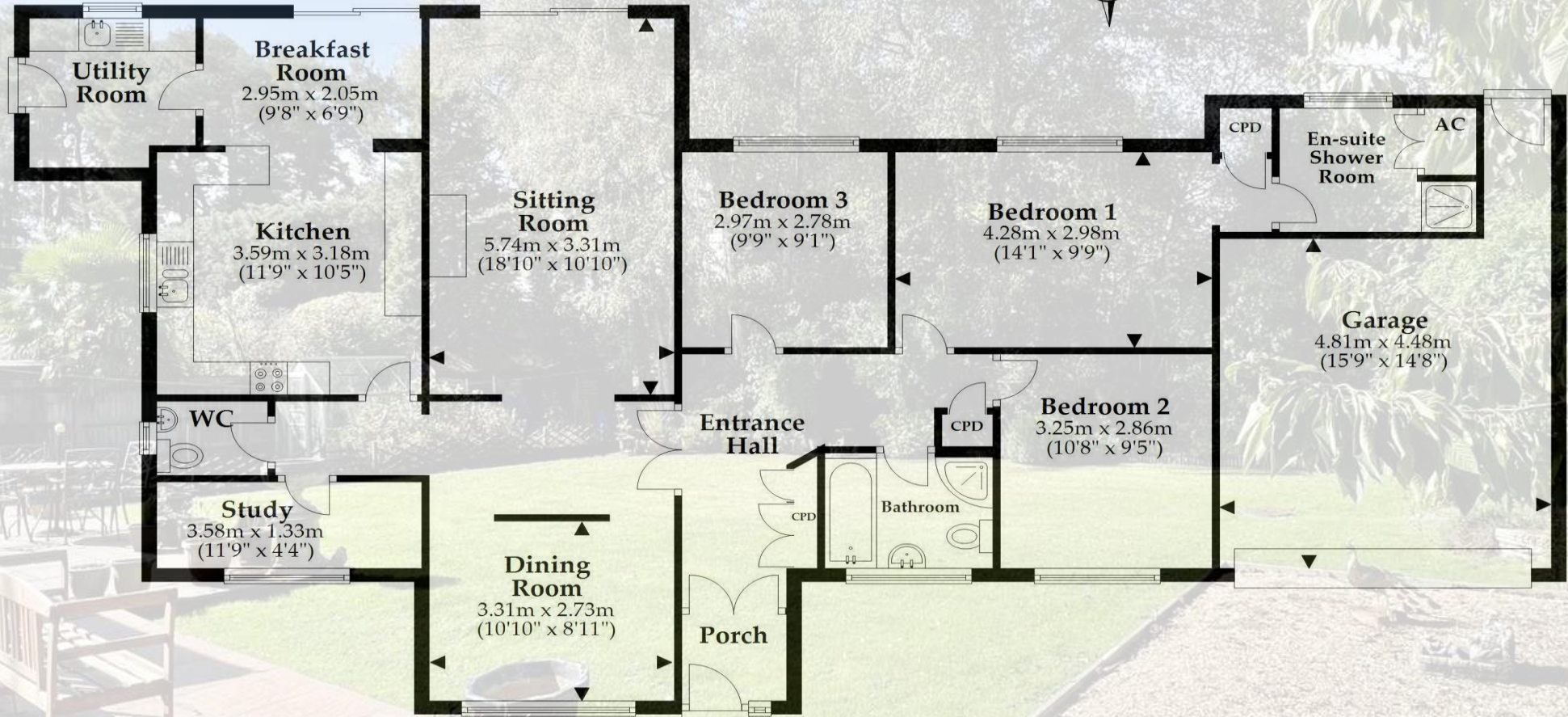
Energy Performance Certificate (EPC) Rating: D

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. 148.7 sq. metres (1600.1 sq. feet)



Total area: approx. 148.7 sq. metres (1600.1 sq. feet)

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



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