



**HEARNES**  
WHERE SERVICE COUNTS

# Ashley Heath, Hampshire, BH24 2HS

## FREEHOLD

A wonderful, established and private plot approaching 0.5 acres, with extensive parking and a triple garage complex, are just a few features of this wonderful, spacious and flexible family home that is being offered for sale with no forward chain.

Located close to woodland/heathland at Lions Hill Reserve and the Castleman Trail, this impressive home is perfect for anyone who enjoys walking running or has dogs.

The first floor lies host to four generous double bedrooms and three bath/shower rooms, including a fantastic master bedroom suite with jacuzzi style en-suite bath/shower room and large walk-in dressing room. Two bedrooms share a large 4-piece family bathroom whilst the guest suite has its own private en-suite shower room.

The ground floor comprises an impressive reception hall with ornate LVT floor, which leads to the principal living space and superb kitchen.

The kitchen/breakfast room has been meticulously designed to make the very best use of the space on offer. It is fitted in a range of sleek modern units with cool contrasting granite worktops and polished cream porcelain floor tiling. Built-in appliances include a dishwasher, fridge freezer and high quality Neff 5-burner gas hob with stainless steel twin ovens with matching microwave and steam oven. Adjoining the kitchen area is an open plan dining room and separate utility room (with additional 2-burner gas hob). Bi-fold doors open out onto a full-width decked terrace, perfect for outdoor entertaining.

Situated overlooking the private front gardens, is a large, triple aspect sitting room/media room with Louis style fireplace and air conditioning system. This flexible room has a home cinema system with motorised projector screen and wall mounted ARTCOUSTIC speakers.

A very large and useful conservatory enjoys incredible views of the rear garden and has in the past been used as an additional TV room and games room with a snooker table, but is currently a TV room/gym. It also benefits from an air conditioning unit.

There are two further reception rooms, one is used as a snug, the other is a study but could become a 5th bedroom is needed.

This fabulous home further benefits from gas central heating, double glazing, a high quality programmable Lutron lighting system and a downstairs cloakroom

The rear garden extends to around 150 foot in length and offers high levels of privacy and seclusion. It is enclosed by fencing with established trees, shrubs and hedging in addition to a very large area of lawn. Located at the bottom of the plot and accessed by a full length driveway is a very useful triple garage complex with power/light and remotely operated doors.

Ornate wrought iron gates lead to a sweeping block paved driveway that offers plenty of parking and turning and an EV charge point. The drive then extends to the side of the property down to the end of the plot and the triple garages.

**Local Authority: New Forest**

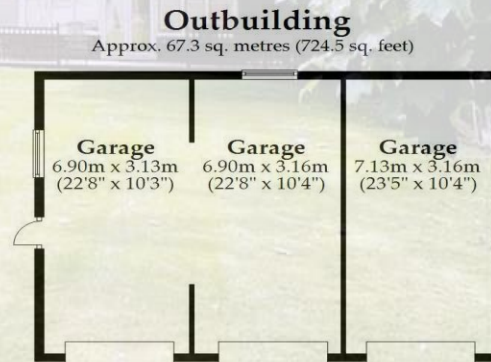
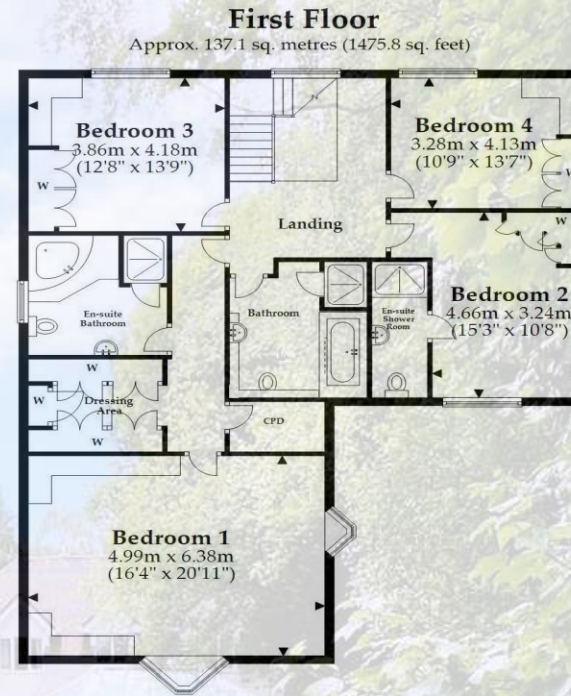
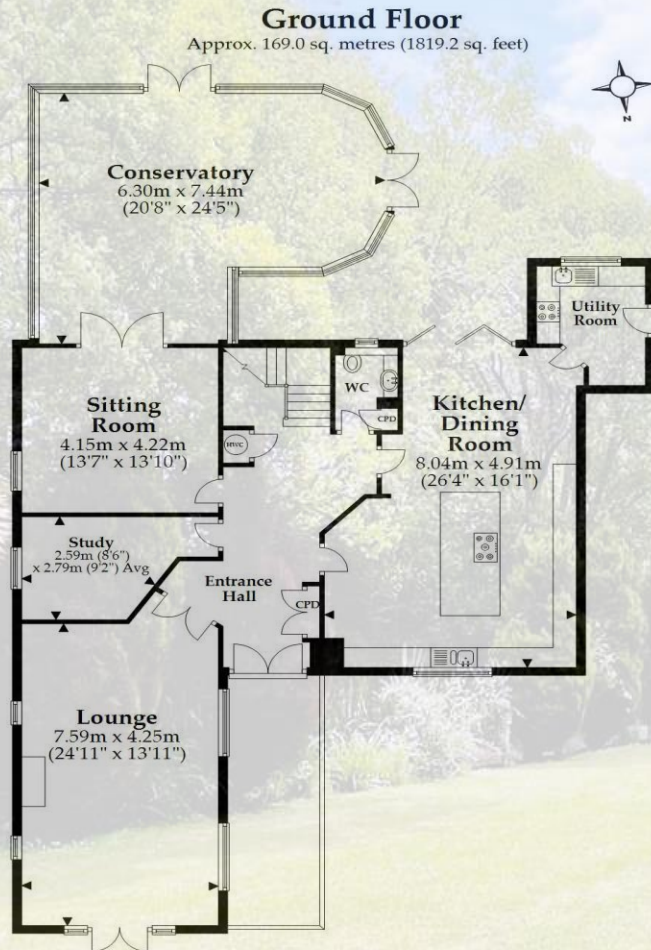
**Council Tax Band: G**

**Energy Performance Certificate (EPC): Rating C**

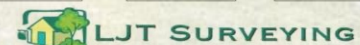
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







Total area: approx. 373.4 sq. metres (4019.6 sq. feet)







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