



**HEARNES**  
WHERE SERVICE COUNTS

# Ashley Heath, Ringwood, Hampshire, BH24 2JX

## FREEHOLD

A delightful, private and established rear garden (measuring around 65 foot with a southerly aspect), extensive parking and a large detached garage, are just a few features of this impeccably presented, spacious and flexible bungalow that offers excellent to extend (stpp).

Located close to beautiful walks and trails in Ringwood Forest & the Castleman Trail, this property is perfect for anyone who enjoys walking running or has dogs.

There are two well-proportioned double bedrooms, one having its own private en-suite bathroom, a contemporary style shower room with separate WC and delightful sitting room with fabulous adjoining conservatory, both of which enjoy views over the gardens.

The kitchen/dining room has been tastefully re-fitted in a range of sleek, gloss fronted units with contrasting worktops and splashbacks and high quality built-in appliances, including a dishwasher, fridge/freezer, oven hob and filter/extractor hood.

This charming property further benefits from gas central heating, double glazing and is being offered for sale with no forward chain.

The rear garden is accessed by doors from the conservatory and utility room and extends to around 65 foot in length. It is enclosed by fencing with a large area of lawn and stocked flower & shrub beds in addition to a large, paved terrace.

A gate leads to a large, block-paved driveway that in turn leads to the detached garage with remotely operated up and over doors, power and light.

**Local Authority: Dorset (east Dorset**

**Council Tax Band: F**

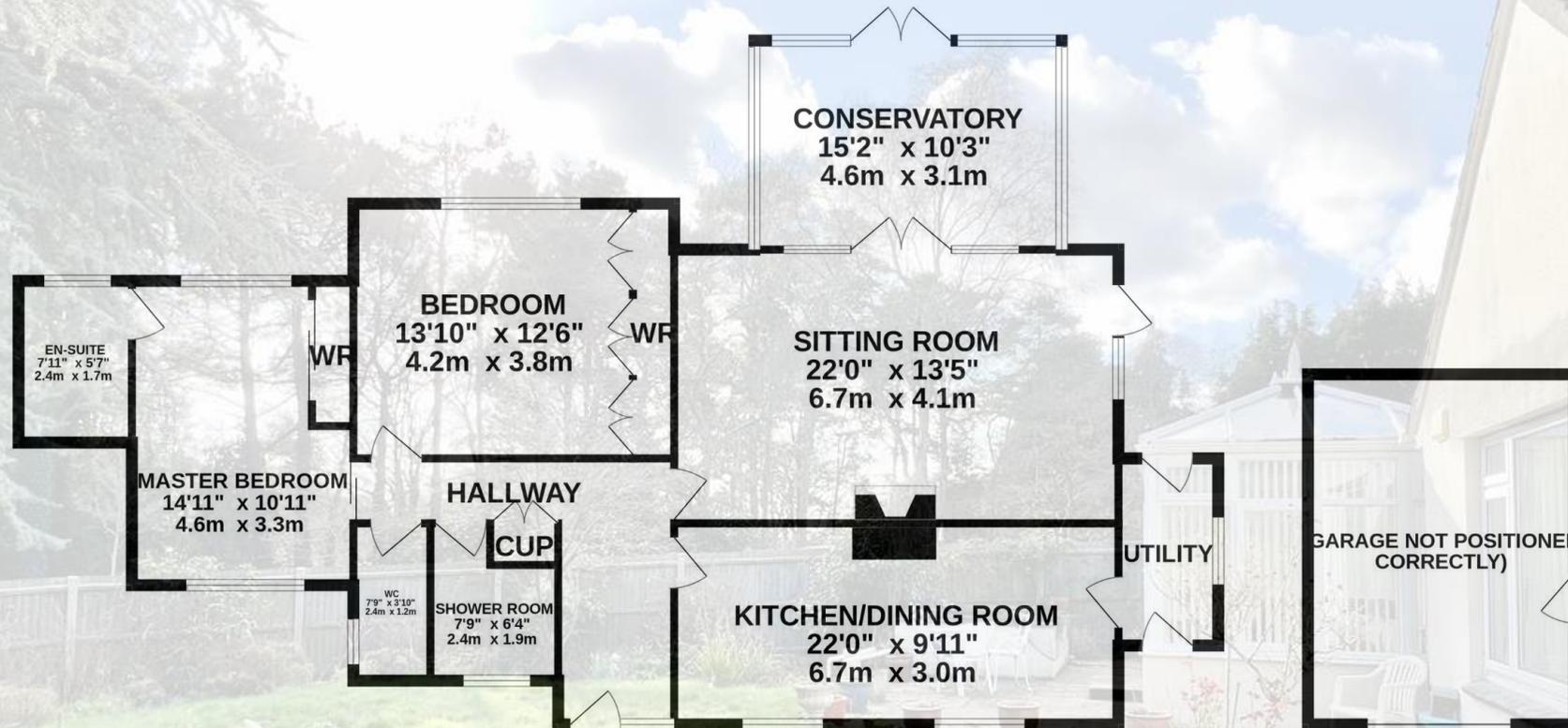
**Energy Performance Certificate (EPC): Rating D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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

1520 sq.ft. (141.2 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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