



**HEARNES**

WHERE SERVICE COUNTS



## Shelley Close, Ashley Heath, BH24 2JA

A simply beautiful, private and established plot (0.2 acres), plenty of parking and a detached double garage, are just a few features of this exceptional detached bungalow, which has been extensively and stylishly remodelled by the current owners. Positioned in the highly sought-after Ashley Heath area, this impeccably presented, bright and spacious bungalow offers well-planned and flexible accommodation.

There are three double bedrooms, all having tasteful built-in wardrobes, a crisp white family bathroom and contemporary style en-suite shower to the master.

Both the dining and sitting rooms have been incorporated into one seamless space that flows out into a huge conservatory/garden room, all of which enjoy peaceful garden views. This light and open feeling is further enhanced by engineered oak flooring that extends throughout and into the reception hall. The kitchen has been cleverly planned and designed to make the very best use of the space on offer. It is fitted in a range of gloss fronted units with contrasting granite worktops and upstands and subtle LED lighting. High quality Neff appliances include an integrated double oven with plate warmer, induction hob with filter/extractor canopy, full height larder fridge, freezer dishwasher and washing machine.

The rear garden extends to approximately 75 foot in length by 75 foot in width and can be accessed by a door from the kitchen and casement doors from the conservatory/garden room. This leads to an informal area of lawn, stocked flower and shrub beds, all enclosed by a mixture of fencing with mature trees and hedging. There is a glass greenhouse and timber store shed. To the front is a block paved driveway providing parking for two vehicles, in turn leading to the detached double garage with remotely operated up and over door, power light.

**Local Authority: Dorset**

**Council Tax Band: F**

**Energy Performance Certificate: Rating C**





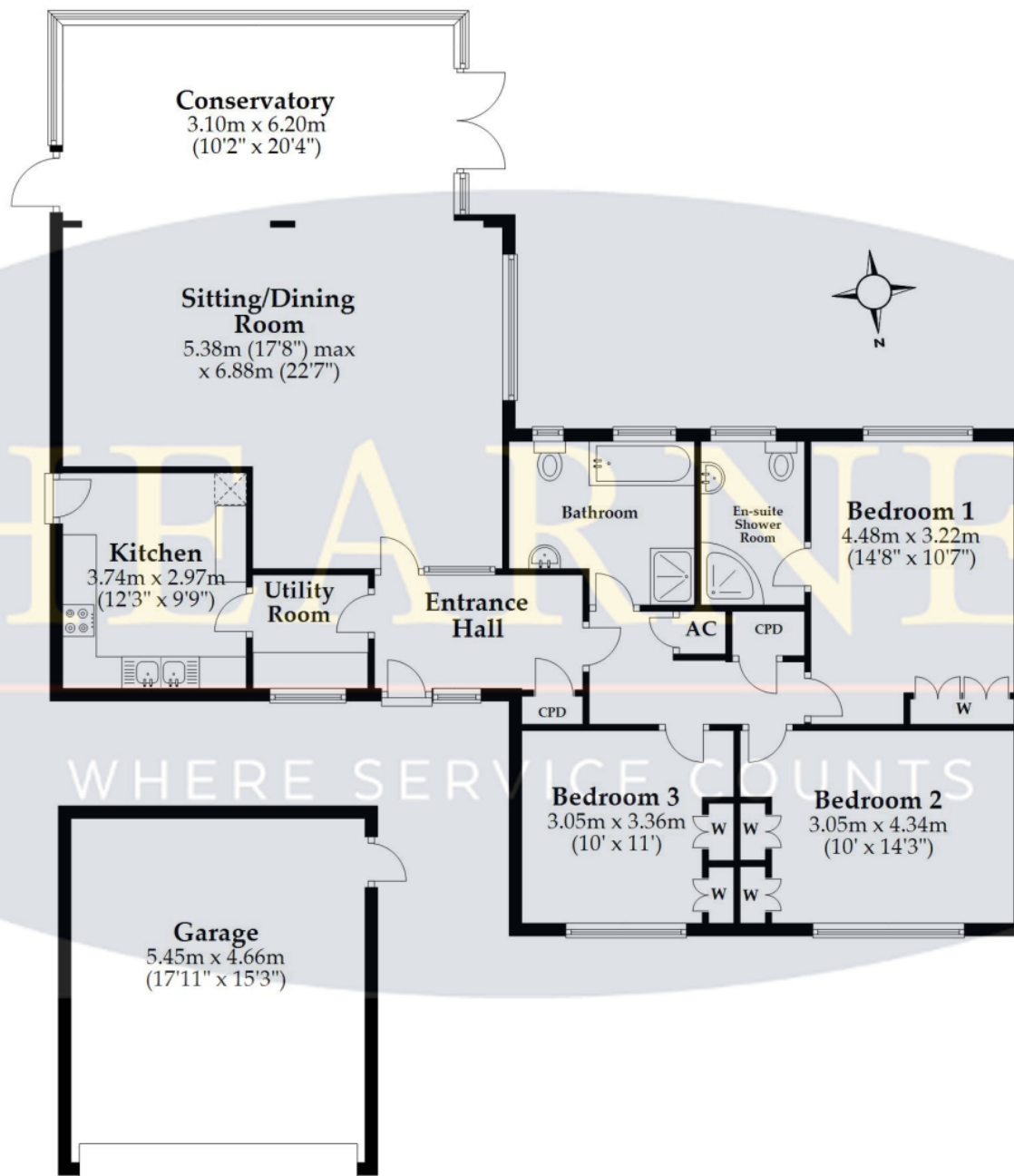




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Main area: approx. 133.1 sq. metres (1432.8 sq. feet)  
Plus garages, approx. 25.4 sq. metres (273.4 sq. feet)



Main area: Approx. 133.1 sq. metres (1432.8 sq. feet)  
Plus garages, approx. 25.4 sq. metres (273.4 sq. feet)

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











[www.hearnes.com](http://www.hearnes.com)

52-54 High Street, Ringwood, Hampshire

Tel : Email : [anthony@hearnes.com](mailto:anthony@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE