



HEARNES

WHERE SERVICE COUNTS

Ash Grove, Ringwood, BH24 1XT

Asking Price £323,000

An incredibly popular and convenient location, being so close to local schools and facilities, plenty of casual parking and a private, enclosed rear garden, are just a few features of this impeccably presented, bright and spacious family home.

This charming, well-designed property has only been owned by two families since it was built and has been greatly improved and enjoyed by the current owners.

There are three well-proportioned bedrooms served by a modern family bathroom.

The ground floor comprises a spacious, dual-aspect sitting/dining room, a useful downstairs cloakroom/WC and a fitted kitchen/breakfast room. The kitchen has been thoughtfully planned and fitted to make the best use of the space on offer. There is a range of comprehensively fitted wall and floor mounted units with contrasting worktops and splashbacks. Integrated appliances include an oven hob and filter/extractor hood.

This impressive home further benefits from plenty of useful storage, gas central heating and double glazing.

The rear garden measures around 35 foot in length and is accessed by doors from the dining area and kitchen. It has been designed to be easy to be easy to maintain and ideal for outdoor entertaining. Located to the rear of the plot is a fantastic timber garden lodge/home office. It is double glazed with power and light. Attached to the lodge is a large, secure store area.

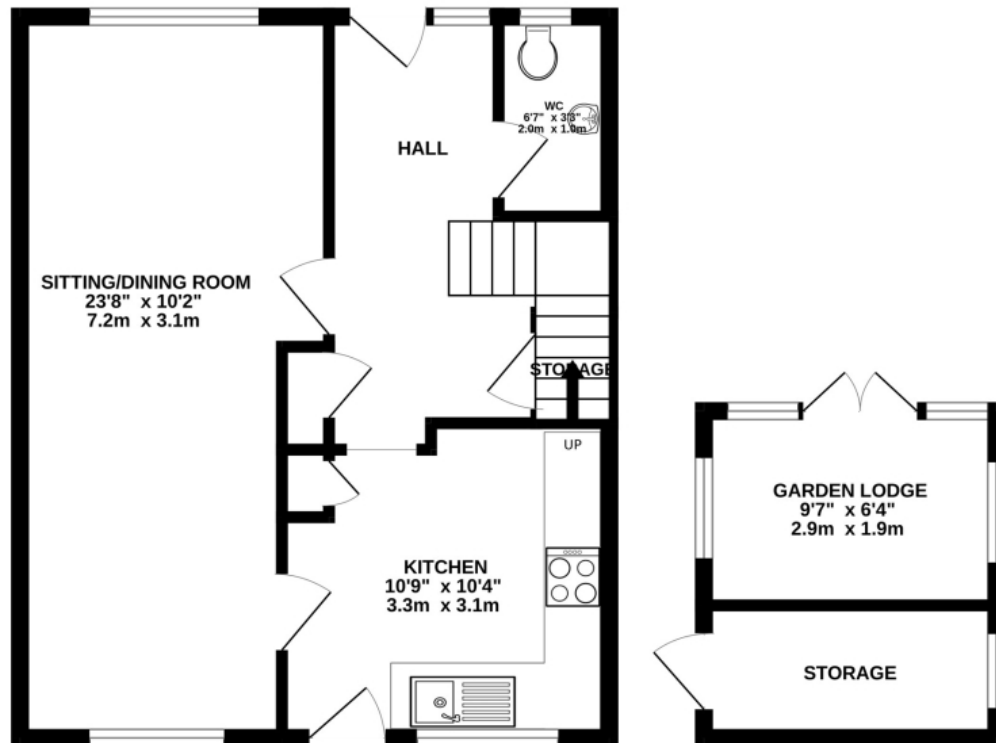
Local Authority: New Forest

Council Tax Band: C

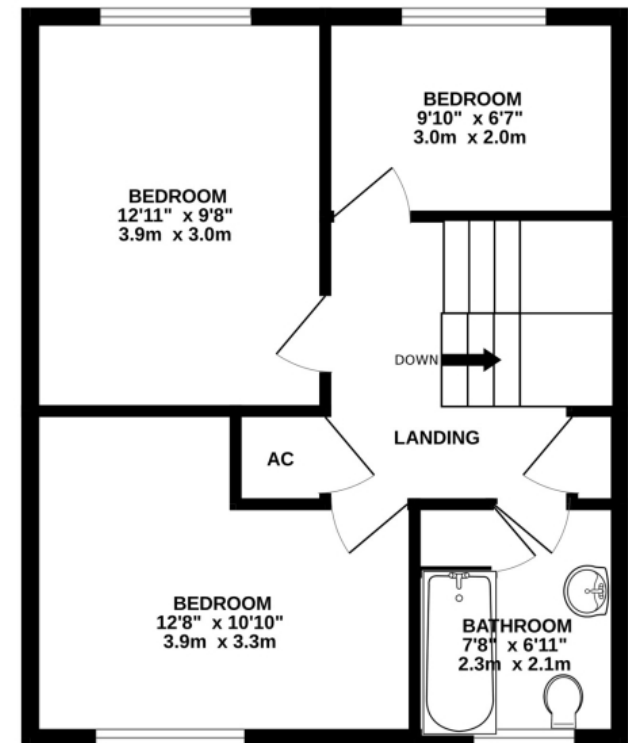
Energy Performance Certificate: Rating C



GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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