



**HEARNES**

WHERE SERVICE COUNTS

# Ashley Park, Ashley Heath, BH24 2HA

A simply breath-taking position, with direct access to Ringwood Forest, Moors Valley Country Park & the Castleman Trail, extensive parking and a detached double garage, are just a few features of this exceptional bungalow, that has been beautifully maintained and sympathetically extended, creating in our opinion, one of the finest bungalows in the area. Located at the end of a peaceful cul-de-sac, this impressive property is perfect for anyone who enjoys walking, cycling or has dogs as it has its own private gate, opening directly in to the forest.

The accommodation is both spacious and flexible with the ability to create an annexe if needed. Currently there are three well-proportioned bedrooms including an outstanding master bedroom suite. This impressive space comprises a sleek and modern 4-piece en-suite shower room and fantastic 22' dressing room. The remaining bedrooms share a contemporary style 4-piece family bath/shower room.

The heart of the property is a partially open plan kitchen/dining living space, which enjoy fabulous garden & forest views. The kitchen/dining area has a dual-aspect with double outward opening doors (creating semi al-fresco dining) and has been designed to make the very best of the space on offer. It is fitted in a range of timeless shaker style units with contrasting quartz worktops/upstands with high quality induction hob, oven, dishwasher and fridge (with freezer box).

The sitting room has a focal point fireplace and a light and airy dual-aspect with sliding patio doors to the garden.

In all, the bungalow sits upon a mature and private plot of around 0.38 acres with forest to two sides. The gardens have been meticulously planned to create year round colour and texture, with stocked flower and shrub beds, numerous seating areas and a delightful timber summer house.

To the front is a generous driveway that provides plenty of parking leading to the detached double garage.

**Local Authority: Dorset**

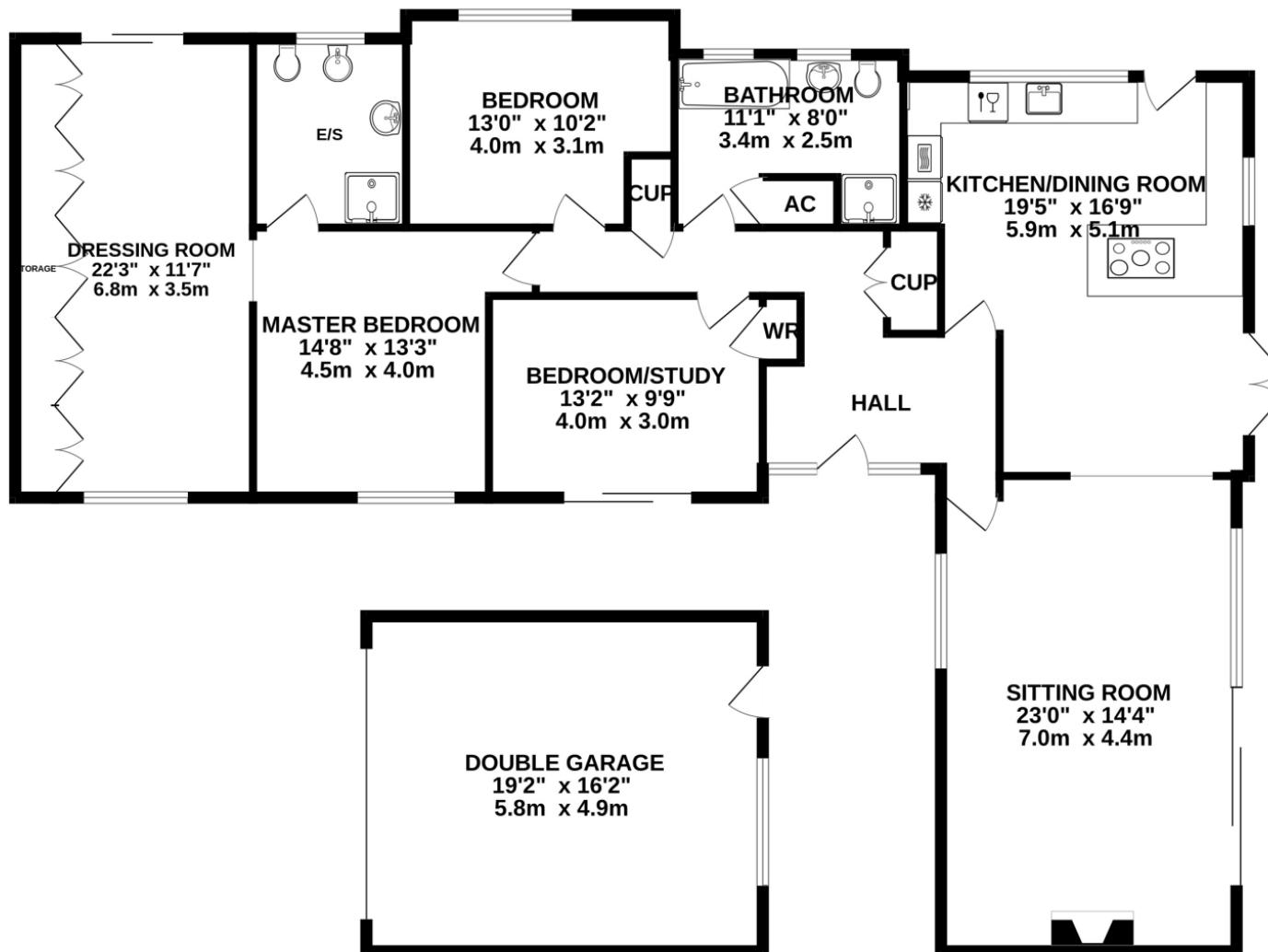
**Council Tax Band: F**

**Energy Performance Certificate (EPC):**





GROUND FLOOR  
1907 sq.ft. (177.2 sq.m.) approx.



TOTAL FLOOR AREA : 1907 sq.ft. (177.2 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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