

Ashley Park,
Ashley Heath, BH24 2HB



MEYERS

MOVING BEYOND EXPECTATIONS



Guide Price: £760,000

A fantastic opportunity to acquire a unique detached bungalow occupying 0.3 of an acre on one of Ashley Heaths most desirable roads. Sitting centrally on a very generous plot this beautiful property offers direct access to Ringwood Forest via a secure gate found to the rear and features a large heated swimming pool. Offering versatile living accommodation and three double bedrooms the bungalow offers just shy of 2,000 sq ft which includes an open plan kitchen diner, large living space, a garden room, an ensuite and a detached garage. A viewing is highly recommended.

 3  3  2  Multiple + Detached Garage

- Three Bedroom Detached Bungalow
- Approx 2,000 Sq Ft
- Detached Garage
- Multiple Off Road Parking Spaces
- Heated Swimming Pool
- Direct Woodland Access
- South Facing Gardens



Entrance

Approached via a sweeping tarmac driveway, offering multiple off road parking the property is accessed via a modern composite front door. This leads to an open entrance hallway which is fitted with a storage cupboard suitable for hanging coats and houses the consumer unit. A folding door further leads to the living space.

Upper and Lower Lounge

The bright and spacious living space of this modern home is split via a small step between the upper and lower lounges. Both are fitted with a modern wood effect Karndeem flooring with the upper benefiting from a

contemporary half height wood burner and custom wood storage unit surround. The lower lounge includes ample room for large sofa suites as required and enjoys beautiful views across the swimming pool via Bi-fold doors.

Dining Room

Located to the left hand side of the property and accessed via folding doors from the upper lounge the dining room enjoys a continuation of the Karndeem flooring, provides access via sliding doors to the garden room as well being open plan with the kitchen. Another feature of all of the living spaces is the carefully designed modern skirting radiators.

Kitchen

The modern high white gloss kitchen enjoys views to the front of the property via UPVC double glazed window located above the sink and drainage board and also provides external access to the side of the property. Comprising of tiled flooring the kitchen features an island/breakfast bar with space for stool seating and an induction hob. The kitchen further includes, AEG double ovens, a microwave oven and coffee machine, a wine cooler, integrated fridge/freezer and dishwasher larder style cupboard and the enclosed Baxi boiler. Further access is available to the utility area with space and plumbing for a washer machine and

tumble drier and a second sink with drainage board.

Garden Room

Located to the left of the property the garden room features a sky light and access to the side of the property via a sliding door. The perfect area for dogs to enter after walks in the nearby woodlands.

Bedroom 1

An internal hallway accessed via the upper lounge provides access to the extremely well proportioned bedroom 1. Featuring floor to ceiling built in wardrobes and a dressing area with a feature window overlooking the back garden. Complete with an ensuite shower

room, fully renovated to include new wall and floor tiles, a ROCA toilet, waterfall walk in shower, twin ROCA wash hand basins with vanity drawers, HIBS lighted mirror cabinet and electric underfloor heating.

Bedroom 2

Enjoying access via sliding doors to the large patio and views across the pool bedroom 2 is a large double room fitted with built in wardrobes including the water tank.

Bedroom 3

Another double room enjoy pool and garden views currently utilised as an office featuring fitted wall units, a desk and pull down bed.

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Family Bathroom

Completely tiled the family bathroom comprises of a large free standing oval bath, walk in shower, low level WC, wash hand basin, chrome towel rail and underfloor electric heating.

Garden & Swimming Pool

A beautiful sandstone patio surrounding the 9m x 4m heated pool are the main feature of this fabulous garden perfectly designed for entertaining and welcoming guests. Including electronically powered awnings for additional shaded areas the patio features a large aluminium framed pergola, a BBQ area with wall surround and 2x2m strengthened flooring suitable for a hot tub.

The heated pool is fitted with an electronically operated safety cover that when closed prevents persons and pets, little and large from falling in. The rest of the garden is carefully separated into various sections including a raised vegetable patch, paved access to both sides with secure gates and lawn area with mature shrub surround. The private back garden is south facing and further includes a secure back gate with direct access to Ringwood Forest, perfect for dog walkers.

Driveway & Garage

As well as providing private parking the driveway also leads to further access to the garden and the detached garage is complete with

lighting and power.

Location

Situated in a quiet spot this properties ideal location is perfectly located for dog walkers and hikers alike with direct to Ringwood Forest and the Castleman Trailway. Ashley Heat is a convenient and a sought after area just a short distance from the popular and bustling market town, Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short

distance from the beautiful local beaches and is a 'stone's throw' from the family friendly Moors Valley Country Park.

Tenure

Freehold

Council Tax Band

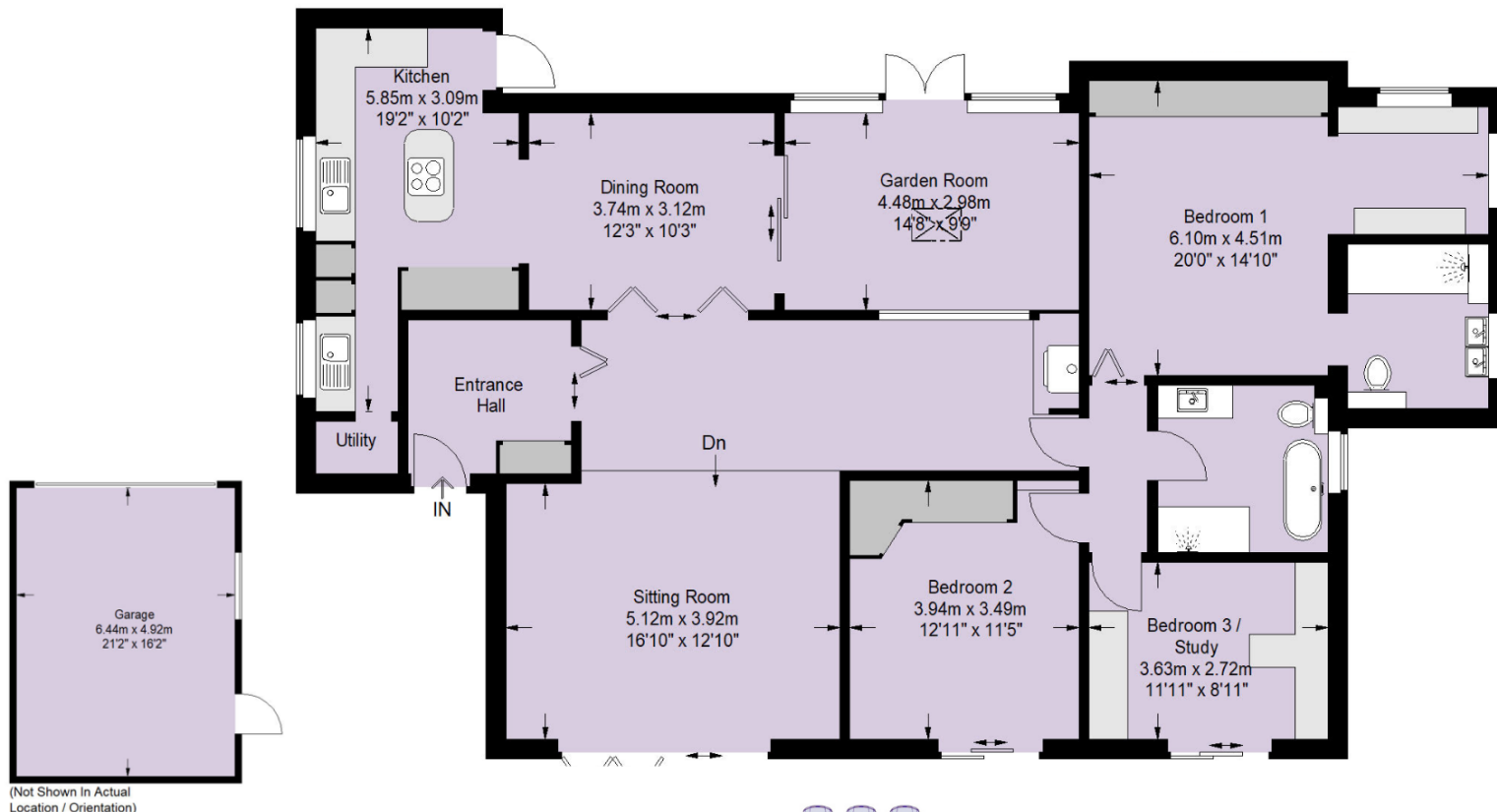
F

EPC

D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





(Not Shown In Actual Location / Orientation)

PARKING: 

ASHLEY PARK
ASHLEY HEATH
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1999 SQ FT
FIRST FLOOR AREA	N/A
TOTAL FLOOR AREA	1999 SQ FT
COUNCIL TAX	F
EPC RATING	D
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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