

Glanville, St. Leonards Way
Ashley Heath, Ringwood, BH24 2HS





MEYERS
LIVING BEYOND EXPECTATIONS



Price: £750,000

Perfectly positioned in one of Ashley Heath's most desirable cul de sac's, moments from Lions Hill nature reserve and the Castleman Trailway, this beautiful four double bedroom, detached bungalow has been extended and remodelled by the current owners. Boasting impressive internal accommodation with an open plan kitchen/living space to the rear of the property, a luxurious primary suite with a dressing area and en suite shower room, and a private and established south facing rear garden. As the bungalow is set back from the road the property offers parking for multiple vehicles and has a detached garage. A viewing is highly recommended to appreciate this bright and airy home, its attention detail throughout and versatile space on offer.

 1  4  3  Multiple Vehicles

- Extended and Remodelled to a High Specification CIRCA 2020.
- Sought After Location Moments from Lions Hill Nature Reserve.
- Open Plan Kitchen / Dining Room / Sitting Room.
- Versatile Accommodation.
- Primary Bedroom with En Suite and Dressing Area.
- Worcester Bosch Combination Boiler
- South Facing Private Rear Garden.
- Off Road Parking for Multiple Vehicles and Detached Garage.
- Short Walk to the Castleman Trailway and Moors Valley Country Park.

Entrance Hallway

Entering the property via steps up to the storm porch, a UPVC front door leads into the bright and airy inner hallway which provides access to the separate WC, sitting, dining room, kitchen and the primary bedroom suite. An internal door then leads into a secondary hallway which in turn provides access to all other bedrooms and the family bathroom, making the space versatile and private for those who may have regular guests, an elderly relative or children at home. The flooring has been laid with a matt white wood effect laminate which flows through the whole of the property aside from the family bathroom. A smart home Worcester Bosch thermostat is wall mounted within the hallway which allows you to remotely control your heating, via an app on your smart phone or tablet. A ceiling hatch is located in the hallway and accesses the loft via a

pull down ladder. The loft is boarded, has power and lighting and houses the Worcester Bosch combination boiler.

Separate W.C

An internal door from the entrance hall provides access to the separate WC which has partially tiled walls and comprises a low-level WC, wash hand basin with a mixer tap and vanity unit with storage below, with an opaque window to the side.

Sitting Room / Dining Room & Kitchen

The spacious sitting/dining room is flooded with natural light from the south facing aspect and two glazed sliding doors which lead out to the raised patio area. There is ample space for sofas and chairs and a six/eight seater dining table and chairs. The kitchen area was extended circa 2020 and is located to the far end of the room. The

matt grey kitchen offers a comprehensive range of handleless, floor and wall units with soft close drawers and doors, a corner pull out carousel and a contrasting marble effect worksurface and upstands. The worksurface is fitted with a stainless steel Franke sink unit and drainer with a mixer hose tap and the appliances include an induction four ring Schott Ceran hob, AEG self-cleaning oven, Neff chimney style extractor enclosed with a stainless steel splashback. The integral appliances include an under counter fridge, freezer, dishwasher, washing machine and tumble dryer with space for a wine cooler. The kitchen also enjoys an aspect over the rear garden via a large window.

Primary Bedroom & En Suite

The primary bedroom suite is also an extension to the property circa 2020 and is accessed via the inner hallway and is separate to the

other three bedrooms and family bathroom. The luxurious bedroom includes a dressing area which is fitted with a range of built in wardrobes with shelving and rails. The bedroom itself has ample space for a king/queen bed and free standing furniture and a window provides an aspect over the court yard garden to the front. The ensuite shower room comprises a walk-in shower with a rainfall shower head and separate attachment, low-level WC, wash hand basin with a rainfall mixer tap and vanity unit.

Bedroom 2

Bedroom two, formally the primary bedroom, is also located to the front with views over the garden. Another spacious double bedroom with ample space for King or queen bed and freestanding furniture.

Bedroom 3

Again, located to the front and being double in size with space for a king size bed and freestanding furniture. The current owners currently utilise this room as a snug sitting room and study area.

Bedroom 4

Bedroom four is a smaller double or large single or could be utilised as a study if required.

Family Bathroom

The fully tiled family bathroom serves all three bedrooms and comprises a walk in shower with an overhead attachment and mixer valve taps, a panelled bath, low level WC, wash hand basin and vanity unit with a mixer tap. Enclosed with tiled walls and floor.

Garage

The detached garage has an open door to the front and a UPVC door to the far end which provides access into the rear garden. There is power and lighting and space for additional storage or utilities.

Externally

The bungalow is set back from the road and is enclosed with post and rail fencing and established tree and shrub borders. The front garden is mainly laid to lawn with a wrought iron gate leading into a small court yard garden to the side. The driveway has been laid to stone and patio area leads to the front door, garage and gate to the rear garden. The driveway provides off road parking for multiple vehicles - motor home or perhaps space for a small boat and trailer.

Double opening wooden gates provide access to the private and secluded rear garden which has a south facing aspect, a raised patio directly off the rear of the property and a side path leads to the garden shed at the far corner of the plot. The garden is mainly laid to lawn with established tree and shrub borders, enclosed with fencing to provide privacy and seclusion. The owners have fitted a cabin with double opening glazed doors, a perfect area for a hobbies room, additional storage or perhaps an external office. There is a secure lock up to the side of the cabin.

Location

Situated within the heart of Ashley Heath, St Leonards Way is easily accessible from the A31 and surrounded by Lions Hill Nature Reserve and is also extremely well positioned in a convenient location

close to various amenities including a doctors surgery and Marks and Spencers convenience store. Ashley Heath is a sought after area found just a short distance from the popular and bustling market town of 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 popular Moors Valley and Avon Heath Country Parks, and the Castleman Trailway.

EPC – C
COUNCIL TAX BAND - E







Summer House
(Not Shown In Actual
Location / Orientation)



ST.LEONARDS WAY
ASHLEY HEATH
BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	1378 SQ FT
FIRST FLOOR AREA	N/A
TOTAL FLOOR AREA	1632 SQ FT
COUNCIL TAX	E
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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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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