

Ashley Park,
Ashley Heath, Ringwood, BH24 2HA




MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £800,000

Situated on a corner plot in one of Ashley Heaths most desirable roads. This delightful 'Villa' style detached bungalow is set within a quiet cul de sac, moments from the Ringwood Forest and the Castleman Trailway. Offering four double bedrooms, three en suite bathrooms with spacious and versatile living accommodation, approaching 2225 SQFT with the ability to have a self-contained annexe if required. Featuring an established and tranquil wrap around garden with off road parking and a double garage. Viewing is highly recommended.

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- Four Double Bedroom Detached 'Villa' style Bungalow
- Approaching 2225 SQFT
- Primary with En Suite Bathroom
- Dining Room with an Apex Window and Vaulted Ceiling
- Beautiful Wrap Around Established Gardens
- Studio - Crafts/Hobbies/Garden Room
- Potential for a Self-Contained Annexe – Home & Income
- Double Garage and Off Road Parking
- Moments from the Castleman Trailway and Forest Walks

Entrance Porch

A UPVC front door leads into an enclosed porch area which has been fitted with bespoke bench seating and storage cupboards for coats and shoes. Finished with tiled flooring and double opening UPVC glazed doors lead into the main hallway. The tiled hallway provides access to all accommodation and benefits from a fitted cupboard with shelving within for additional storage and houses the fuse board.

Ground Floor Cloakroom

The separate cloakroom is located off the hallway and is fully tiled, comprising a low-level WC, wash hand basin with vanity unit below and mixer tap over.

Sitting Room

Accessed from the hallway or kitchen, the bright and airy sitting room enjoys a triple aspect with views to

the front via UPVC French doors and full height side panel windows, which lead onto the front terrace or windows overlooking the side gardens and through the dining room. The sitting room has ample space for a sofa suite and freestanding furniture with a centralised gas fireplace with a granite stone hearth and surround with mantle over, providing a lovely focal point.

Dining Room

The dining room is accessed via UPVC glazed French doors from the sitting room and features wrap around windows with a gable apex window which has a beautiful tree lined view out to Ringwood forest. The dining room has ample space for a six seater table and chairs and freestanding furniture. A second set of French doors lead directly out to the south/west facing side garden and patio.

Kitchen and Utility Room

The separate kitchen also benefits from a lovely view over the delightful side garden and is fitted with a comprehensive range of shaker style floor and wall units with a contrasting worksurface which is fitted with a stainless steel sink and a half with a drainer and mixer tap over and tiled splashbacks. Appliances include a range style 'NewWorld' oven with 5 ring gas hob and 'Stoves' chimney style stainless steel extractor over, there is space and plumbing for a dishwasher if required. An opening leads into the utility area where there is an alcove space for a freestanding fridge freezer and benefits from additional floor and wall units with an integral washing machine and worksurface over which is fitted with a stainless steel sink with a mixer tap. A personnel part glazed UPVC door leads to the garden.

Bedroom 1 and En Suite

Located towards the far end of the property an internal door from the

hallway provides access to an inner hallway, which opens into the primary bedroom which enjoys an aspect to the front elevation via the full height windows and benefits from a bank of fitted wardrobes. The room has ample space for a king size bed and freestanding furniture. Back into the tiled inner hallway, a fitted corner cupboard is shelved for storage and an internal door provides access to the fully tiled en suite bathroom which comprises a wash and basin with a vanity unit below and mixer tap over, low-level WC, 'P' shaped panelled bath with mixer valve taps and shower over and fitted wall cupboard.

Study

An internal door from the inner hallway within the primary bedroom suite leads into the study area which has a continuation of the tiled flooring and ample space for desks and freestanding units. This room could also be utilised as a dressing room.

Studio

A partially glazed door and side window from the study leads into the studio which is currently used as crafts/hobbies room, also making the perfect garden/sitting room as it benefits from wraparound UPVC windows with French doors and a personnel door leading out to the courtyard garden and patio.

Bedroom 2 and En Suite

The second bedroom, formally the primary, is a spacious double bedroom with full height windows with an aspect to the front and also benefits from fitted wardrobes and a fully tiled ensuite bathroom which comprises a low-level WC, wash hand basin and pedestal with mixer tap, panelled bath with mixer taps and shower over with glass shower screen, a built-in cupboard with shelving within.

Bedroom 3 and En Suite

Another spacious double bedroom which

also features a bank of built wardrobes with an aspect over the rear garden. There is space for king size bed and freestanding furniture and a doorway leads into the Jack and Gill en suite shower room.

Bedroom 4

A large single bedroom or second study area with an aspect over the garden, there is space for freestanding furniture.

Family Shower Room

The separate tiled shower room is located off the hallway and also provides en suite facilities to bedroom three. Comprising a low-level WC, wash hand basin with a mixer tap and vanity unit with an illuminated mirror over, walk in shower enclosure with mixer valves and shower attachment and a shelved alcove for storage.

Double Garage

The double garage is accessed via an

electric up and over door or personnel door at the rear, from the garden. The garage has space to park two vehicles with storage space within the apex and houses the Glow Worm boiler and pressurised heating system.

Externally

The property is approached with a tarmac drive which has off road parking for two/three cars, enclosed with lawned areas with established planting and shrub borders and two pathways lead to the front door. The side and rear gardens are enclosed with secure fenced boundaries with gated access to both sides and established miniature Eucalyptus trees bordering the verge to the roadside of the plot. The private and secluded gardens have been cared for over the years by the current owners and now offers an abundance of colour and variety of plants, trees and shrubs around the borders of the garden with the main part laid to lawn

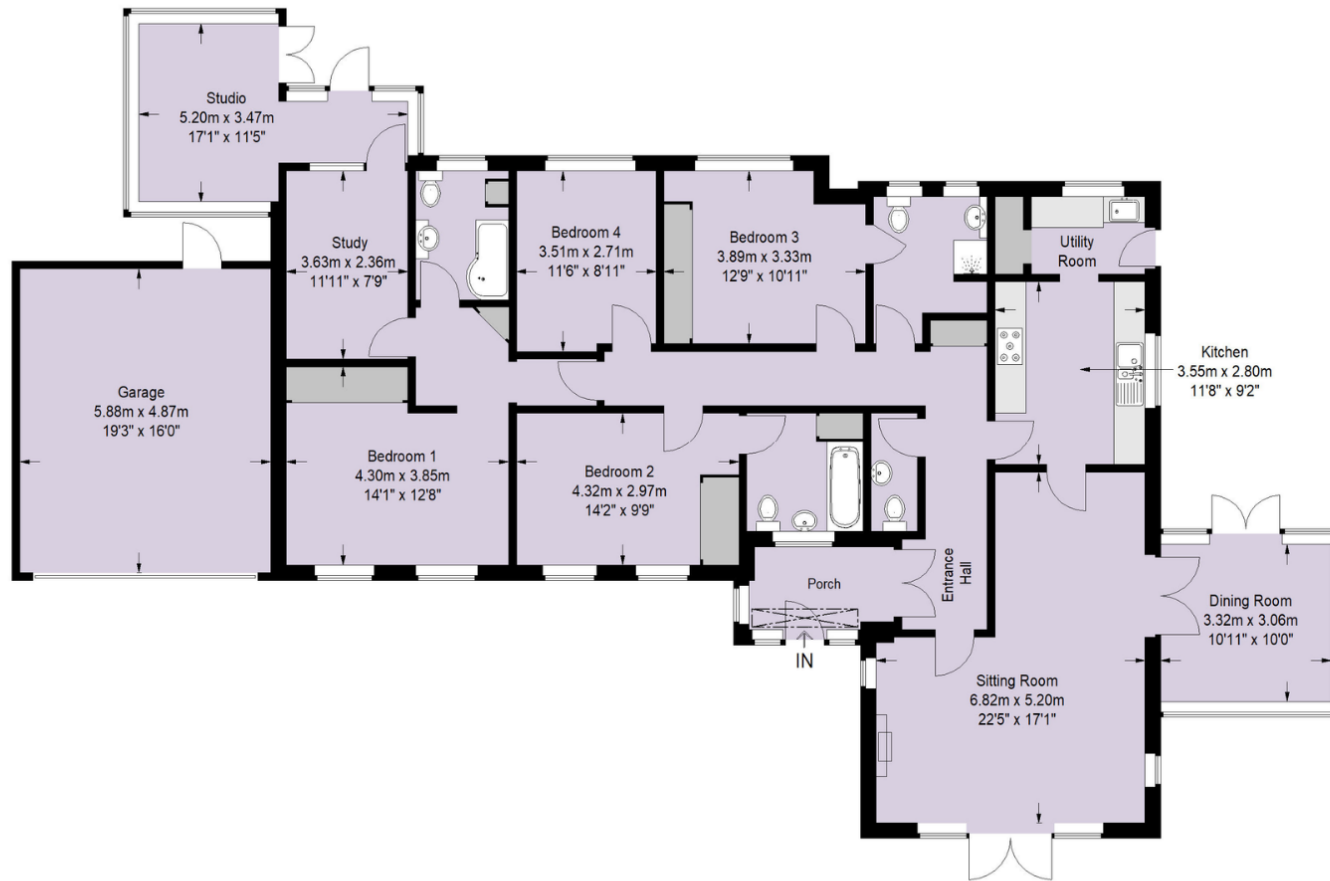
and a pathway leading to a pergola and patio, ideal for outdoor dining and a Rose garden and additional patio area where the studio is located.

Location

Situated in a quiet road, on a corner plot, this properties ideal location is perfectly located for dog walkers and hikers alike with access to Ringwood Forest and the Castleman Trailway moments from the doorstep. Ashley Heath 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 Moors Valley Country Park.







PARKING: 

ASHLEY PARK RINGWOOD BH24

APPROXIMATE AREAS	
GROUND FLOOR AREA	1915 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	2223 SQ FT
COUNCIL TAX	F
EPC RATING	D
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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