

## St. Leonards Way

Ashley Heath, Ringwood, BH24 2HS





# Guide Price: £650,000

Situated in one of Ashley Heath's most desirable cul de sac's, moments from Lions Hill nature reserve and the Castleman Trailway. This three double bedroom detached bungalow is offered to the market for the first time since being purchased from new CIRCA 1978. Occupying a private and established plot approaching 1/3 acre, the bungalow has scope for improvement and extensions subject to the necessary planning consents and benefits from an integral garage and off road parking for multiple vehicles. Offered with vacant possession.

 2  3  2  Multiple Vehicles

- Owned Since 1978
- Sought After Location Moments from Lions Hill Nature Reserve
- Huge Scope for Improvement and Extensions (STPP)
- Approaching 1/3<sup>rd</sup> Acre Plot
- Separate Kitchen and Dining Room
- Utility Room and Separate WC
- South Facing Private Rear Garden.
- Off Road Parking for Multiple Vehicles and Integral Garage
- Short Walk to the Castleman Trailway and Moors Valley Country Park.

## Entrance Hallway

Entering the property via steps up to the covered storm porch, a part glazed aluminium front door leads into entrance hallway which provides access to the kitchen, sitting room and utility room.

## Kitchen

The kitchen enjoys an aspect to the front and is accessed via a partially glazed internal door from the hallway and comprises a range of floor and wall mounted units with a contrasting worksurface which is fitted with a stainless steel sink unit and drainer and traditional style taps. There is space and plumbing for a slimline dishwasher, freestanding fridge/freezer and a gas cooker (included if required). The kitchen units are enclosed with tiled splashback walls and a tile effect flooring.

## Utility and Cloakroom

The utility room comprises a range of additional floor and wall units for further storage with a worksurface over and stainless steel sink and taps. There is space and plumbing for a washing machine and a wall cupboard houses the water tank with the Worcester Bosch boiler wall mounted over the worktop. A sliding door leads into the separate cloakroom which comprises a low level WC and wash hand basin and a personnel door leads out from the utility to the rear garden and patio.

## Dining Room

The dining room is accessed from the kitchen or the sitting room and has a view over the front garden. There is space for a four to six seater dining table and chairs and freestanding furniture if required.

## Sitting Room

The spacious sitting room is accessed from the hallway or the dining room and has an internal door which leads into an inner hallway to access the bedroom and bathroom. The sitting room itself has a central feature brick fireplace with tiled hearth and glazed sliding doors lead into the conservatory/garden room. There is ample room for a sofa suite and freestanding furniture.

## Conservatory

The conservatory offers an additional sitting space to enjoy the garden and benefits from a second set of sliding doors which lead directly out onto the raised patio area.

## Inner Hallway

Accessed via an internal door from the sitting room, the inner

hallway provides access to all three bedrooms, bathroom and the loft hatch which has a pull down ladder and has lighting within. A built in cupboard has shelving and provides storage space for linen.

## Bedroom 1

The spacious principal bedroom has an aspect and view over the front garden. There is ample space for a king size bed and freestanding furniture.

## Bedroom 2

Another spacious double bedroom with an aspect over the rear garden. Again having ample space for a king size bed and freestanding furniture.

### **Bedroom 3**

A large single or smaller double room with an aspect to the front.

### **Bathroom**

The family bathroom services all three bedrooms and comprises a low-level WC, wash hand basin and pedestal with traditional style taps, panelled bath with traditional taps over and a separate walk-in shower enclosure.

### **Integral Garage**

The integral garage is accessed via an up and over door to the front and a fire door which leads into the utility room. There space for an additional fridge or freezer and has power and lighting within.

### **Externally**

The bungalow is set back from the road with the front garden being well enclosed with established hedge and tree borders with the main part being laid to lawn. A tarmac drive provides off road parking for multiple vehicles and paths lead to both sides of the property.

The established private and secluded rear garden has an array of shrubs and trees with a terrace patio area located directly off the rear of the bungalow. A lawned area is enclosed with shrub beds and a decorative wall which separates the garden shed and greenhouse. The total plot approaches 1/3 of an acre.

### **Location**

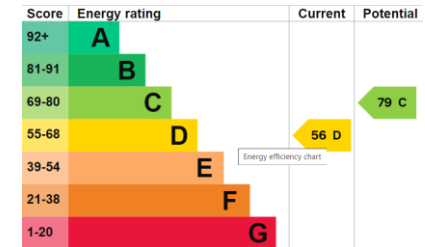
Situated within the heart of

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.

The sale of the property is subject to probate which has been applied for.

**DORSET COUNCIL**  
**EPC – D**  
**COUNCIL TAX BAND – F**

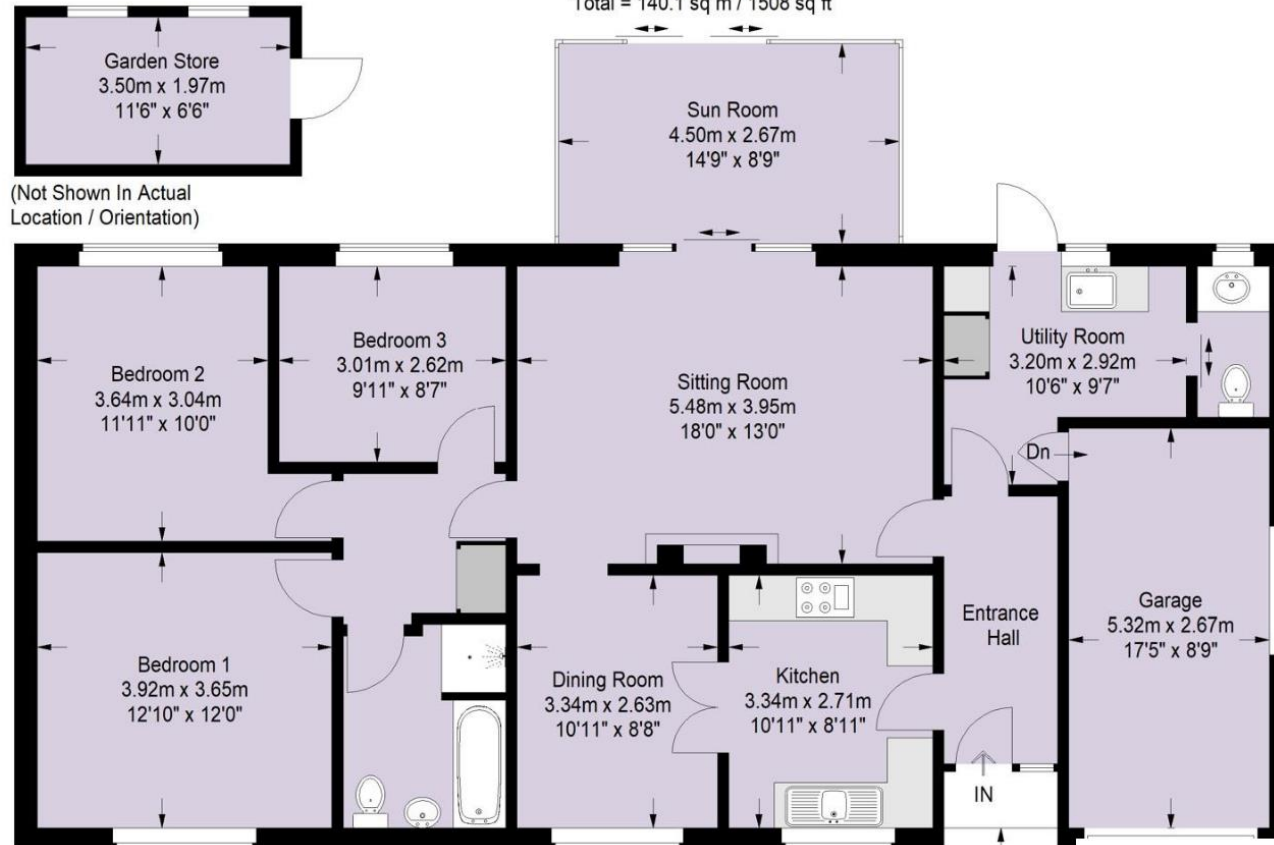




Approximate Gross Internal Area (Including Garage) = 133.3 sq m / 1435 sq ft

Garden Store = 6.8 sq m / 73 sq ft

Total = 140.1 sq m / 1508 sq ft



PARKING:

(MULTIPLE)



## ST.LEONARDS WAY | ASHLEY HEATH | RINGWOOD | BH24

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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.

01425 561227  
Ringwood@meyersstates.com  
www.meyersstates.com

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