

**ASHLEY CLOSE**

Ringwood, BH24 1QX









## Asking Price: £675,000

An imposing four double bedroom detached family home sat in the corner of a desirable cul-de-sac within walking distance of Hightown Lakes. This impressive house is immaculately presented throughout and consists of a spacious open plan kitchen/diner, large living room, ground floor study, WC, ensuite bathroom and a gallery landing. Also offering a nicely proportioned, landscaped back garden and a double garage with driveway parking this property is a must view.

 2  4  3  Double Garage & Driveway

- Detached Four Double Bedroom House
- Double Garage and Driveway Parking
- Bedroom with Walk in Wardrobe Area & Ensuite
- Private Back Garden
- Contemporary Open Plan Kitchen/Diner with Garden Access
- Gallery Landing
- Within Good School Catchments
- Spacious Living Room & Separate Ground Floor Study
- Quiet Cul-De-Sac Location

### Entrance

An open tarmac drive and paved pathway provide access to a covered external storm porch. A small step up precedes the composite front door which leads to a bright hallway. The carpeted hall houses the staircase and storage cupboard.

### Kitchen / Diner

A door to the right of the entrance hallway leads to the bright dining room with large UPVC window overlooking the front. The dining area has ample room for a table and chairs and seamlessly links with the double aspect kitchen via an archway and continuation of the wood effect flooring. Enjoying double glazed

French doors with back garden access the kitchen also features a UPVC door to the side of the property and a window to the rear. This contemporary space comprises of a large island with breakfast bar stool seating and features cream gloss base and eye level units with a contrasting worktop. Complete with an integrated fridge freezer, double oven, five ring gas hob and stainless steel extractor fan, space and plumbing for freestanding washing machine and dishwasher. The social open plan kitchen/diner is also home to the properties Worcester boiler which is hidden away in a full length cupboard in the corner of the room.

### Living Room

The double aspect living room features sliding doors to the patio and garden beyond and profits from a spacious area suitable for large sofa suites whilst benefitting from a feature fireplace as a focal point.

### Study

Currently utilised as a home office this versatile ground floor room is also located to the back of the property, with the option to be a second family room if required.

### Cloakroom

With an opaque window to the front aspect the ground

floor Cloakroom comprises of a low level WC, tiled flooring, wash hand basin with vanity unit and a Radiator.

### Landing

The beautiful gallery landing is accessed via the carpeted stair case and features a bright aspect to the front via a double glazed window. Providing access to all four bedrooms and the loft via a hatch.

### Bedroom 1

Enjoying elevated views to the rear of the property the largest of the four bedrooms has ample room for free standing furniture as required and benefits from an ensuite.

Also featuring a bank of built in floor to ceiling wardrobes to the right the contemporary, fully tiled, ensuite comprises of a walk in waterfall shower, chrome towel rail, panelled bath, sink with vanity drawers and WC

### Bedroom 2

Also located to the rear of the property this spacious double boasts dual aspect windows and ample room for large furniture.

### Bedroom 3

A well-proportioned double room with carpeted flooring, neutral decor and elevated views to the back of the property.

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## **Bedroom 4**

Located to the front of the property and accessed via the landing bedroom four includes carpeted flooring and wall mounted radiator.

## **Family Bathroom**

The family bathroom houses the airing cupboard and comprises of a panelled bath, tiled walls, WC and wash hand basin. Opaque window to front aspect.

## **Double Garage**

Located to the front left of the property and accessed via an up and over door the integral garage is fitted with power and lighting, offering a fantastic amount of storage space.

## **Externally**

A tarmac driveway is accessed via a drop curb to the front whilst the front lawn occupies a large section of this desirable corner plot with two blossom trees completing a charming front aesthetic. A private and secure side gate provides access to the rear with a wraparound provides an area suitable for al fresco dining whilst accessing both the kitchen and living room. A small brick wall and steps retain a large lawn area where stepping stones lead to a corner patio. The private back garden is enclosed by board fencing and mature flowerbeds.

## **Location**

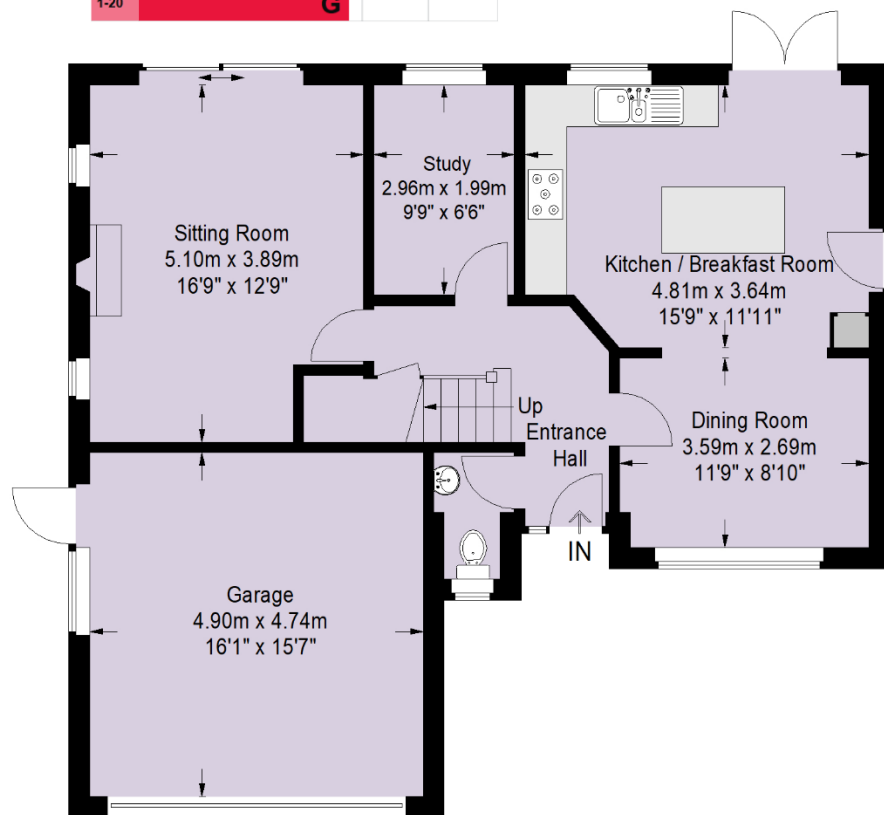
Situated in a quiet spot this properties ideal location is perfectly located for dog walkers and hikers alike with nearby trailways leading onto the Forest and around the popular Hightown Lakes. Conveniently located within good school catchments the property is within walking distance to Ringwood Town centre. A popular and bustling market town, Ringwood is 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 New Forest National park.

**Council Tax Band:** F    **Local Authority:** New Forest    **EPC Rating:** D

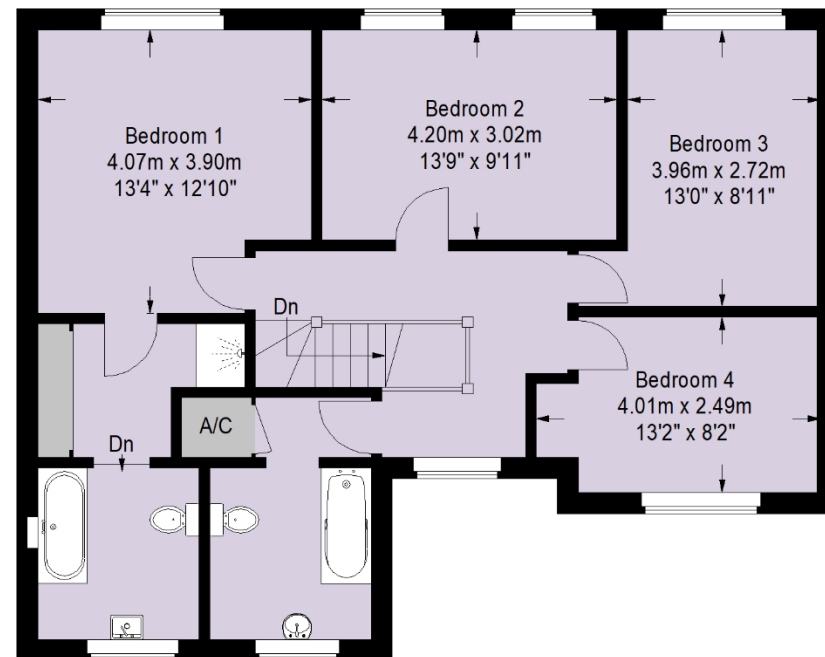


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Approximate Gross Internal Area  
 Ground Floor = 66.7 sq m / 718 sq ft  
 First Floor = 81.8 sq m / 880 sq ft  
 Garage = 23.5 sq m / 253 sq ft  
 Total = 172 sq m / 1851 sq ft



Ground Floor



First Floor

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