

WOOLSBRIDGE ROAD

Ashley Heath | Ringwood | BH24 2LY





Offers In Excess Of: £700,000

A beautifully presented and remodelled four-bedroom chalet bungalow situated on an established, private and generously sized plot of approximately 0.3 acres, with a large front and rear garden. This beautifully maintained home offers spacious and versatile accommodation, ideal for modern family living featuring a flexible floor plan with well-proportioned rooms on the first floor and a generous ground floor bedroom. Also featuring off road parking for multiple vehicles, sizeable garage and carport/outdoor entertaining area. Ideally located within a short walking distance to Lions Hill Nature reserve and Moors Valley country park.

 1/2  3/4  2  Multiple

- Three/Four Double Bedroom Detached Family Home
- Beautifully Presented and Modernised
- Primary Bedroom with En Suite and Walk in Wardrobe
- High Specification Kitchen/Breakfast Room and Utility Room
- Dual Aspect Sitting Room with Log Burning Stove
- Established Front and Rear Gardens – Private and Secluded
- Sizeable Integral Garage with Electric Roller Door
- Car Port/Outdoor Entertaining Area
- Off Road Parking for Multiple Vehicles
- Close to Lions Hill Nature Reserve and Moors Valley Country Park

Entrance Porch and Hallway

A UPVC front door opens into a light-filled entrance porch with wraparound glazing – an ideal space for coats and shoes. The floor is finished with a stylish vinyl tile-effect covering. A second UPVC door with glazed side panels leads into the spacious main hallway, which provides access to the sitting room, ground floor bedroom (or dining room), and kitchen/breakfast room. The flooring here is laminate and continues through to the kitchen and ground floor bedroom. Stairs rise to the first floor, and the electric fuse board is neatly housed behind a wall-mounted cupboard.

Ground Floor Cloakroom

Accessed from the hallway, the cloakroom is fitted with a tiled floor and part-tiled walls. It features a low-level WC, a wash hand basin with mixer tap, and integrated vanity storage below.

Sitting Room

This generous dual-aspect reception room enjoys a large picture window to the front and UPVC French doors opening onto the rear garden and patio. A log-burning stove with a granite hearth and oak mantle forms the focal point of the sitting room, with provisions for a wall-mounted TV above. There is ample space for freestanding furniture and a dining area, if desired.

Kitchen / Breakfast Room

A contemporary and well-appointed space, the kitchen features sleek light grey high-gloss handleless units, complemented by quartz worktops, matching upstands, and stone tiled splashbacks. Appliances include a Smeg five-ring gas hob with stainless steel chimney extractor, mid-height Smeg oven with grill, integrated full-height fridge/freezer, dishwasher, and built-in microwave – the latter housed within a central island that also offers a breakfast bar. A stainless steel sink-and-a-half with mixer hose tap sits beneath the window. The Worcester boiler and pressurised heating system are enclosed in a bespoke cupboard. A part-glazed UPVC door provides access to the rear garden.

Utility Room / Study

Accessed via a sliding door from the kitchen, this multifunctional space is fitted with additional base units, worktops, and a stainless steel sink with mixer hose tap. There is plumbing for a washing machine and tumble dryer, a wall-mounted towel rail, and built-in shelving. A large window and glazed UPVC door open to the rear garden. Currently used as a home office/study.

Bedroom 4 / Dining Room

A flexible ground floor room currently used as a guest bedroom, with space for a king-size bed and freestanding furniture. Alternatively, it can be used as a formal dining room, enjoying a pleasant outlook to the front elevation.

First Floor Landing

Stairs from the hallway lead to a central landing providing access to three bedrooms and the family bathroom. An airing cupboard offers linen storage, and a ceiling hatch gives access to the loft (inspection use only).

Bedroom 1 with Walk in Wardrobe & En Suite

A bright and spacious principal bedroom with front-facing views. There is ample room for a king-size bed and freestanding furniture, along with built-in alcove shelving and a walk-in wardrobe with fitted shelving and hanging rails. The en suite is finished with full-height tiling and features a walk-in shower with rainfall showerhead and separate hand-held

attachment, low-level WC, wall-mounted basin with vanity storage, heated towel rail, and alcove shelving.

Bedroom 2

A generous double bedroom with rear aspect, fitted wardrobe with shelving and rails, and additional eaves storage. Plenty of space for a double bed and freestanding furniture.

Bedroom 3

Another spacious double room overlooking the front, also benefiting from eaves storage and room for freestanding furnishings.

Family Bathroom

Beautifully refitted and finished with full-height tiling.

Features include a double-ended bath with centralised mixer valve and handheld shower attachment, a low-level wall-mounted WC, and a wall-mounted basin with vanity storage. The walk-in shower includes a rainfall head, hand-held attachment, and recessed alcove shelving.

Integral Garage

Accessed internally via the utility room, the garage features an electric roller door and offers space for a vehicle, built-in shelving, and the potential for a workbench.

Carport

Located to the side of the property, adjacent to the garage, and accessible via the garden. This area also

features electrical sockets, wall-mounted TV provisions, and infrared heaters – ideal for outdoor entertaining or potential conversion into a covered garden room or workshop.

External

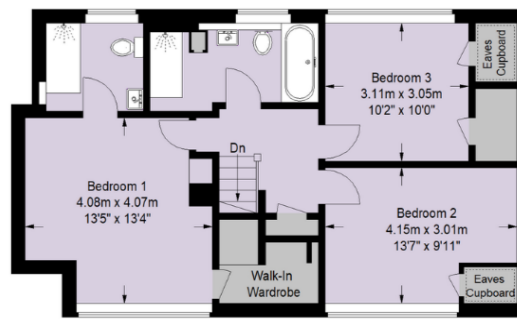
The home is approached via a sweeping driveway providing multiple off-road parking spaces, bordered by mature hedging. The front garden is mainly laid to lawn with palm trees, shrub borders, and a tree-lined boundary. Side access leads to the rear garden on both sides. To the rear, the landscaped garden features a spacious sandstone patio, accessible from the kitchen, utility room, and sitting room – ideal for al fresco dining and entertaining. A pergola creates an additional

seating area, enclosed with oak sleepers and fencing. There is also a greenhouse, a small orchard with a variety of fruit trees, and a gated path leading to the carport.

Location

Ashley Heath is a sought after area just a short distance from the popular market town, Ringwood. Located on the 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 beaches and moments from Moors Valley Country Park.

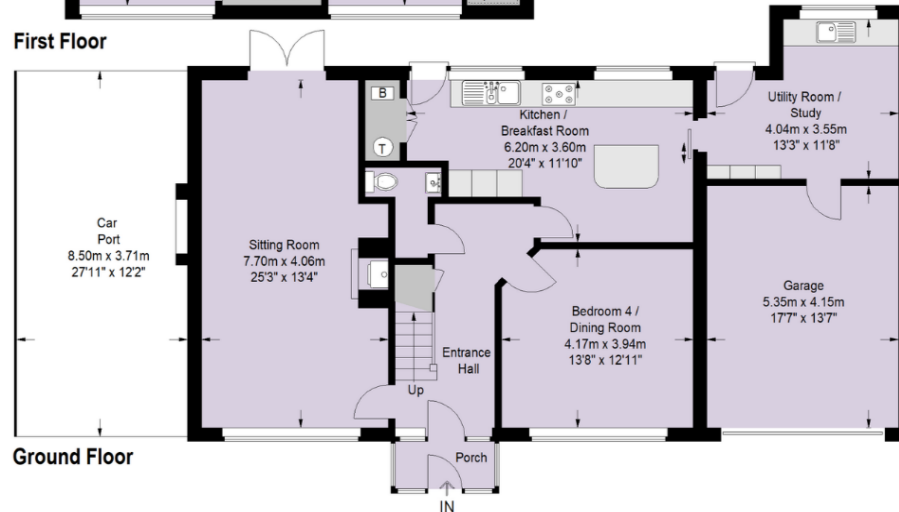




Approximate Gross Internal Area
 Ground Floor = 98.8 sq m / 1063 sq ft
 First Floor (Including Eaves Cupboard)
 64.1 sq m / 690 sq ft
 Garage = 22.2 sq m / 239 sq ft
 Total = 185.1 sq m / 1992 sq ft

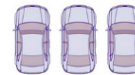
= Reduced headroom
 below 1.5 m / 5'0"

First Floor



Ground Floor

MULTIPLE
PARKING



WOOLSBRIDGE ROAD
 ASHLEY HEATH
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1063 SQ FT
FIRST FLOOR AREA	690 SQ FT
TOTAL FLOOR AREA	1992 SQ FT
COUNCIL TAX	F
EPC RATING	C
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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