

**FOR SALE**



**MARTIN&CO**



**Woolsbridge Road, Ashley Heath**

**3 Bedrooms, 1 Bathroom, Detached Bungalow**

**Offers In Excess Of £600,000**

**MARTIN&CO**





Offered with no onward chain, Bryony Cottage is a spacious three double bedroomed bungalow with an airy, open plan feel, situated in the peaceful residential area of Ashley Heath, within walking distance of Moors Valley and a short drive from the New Forest.

- 3 Bedroom Detached Bungalow
- Private Garden
- Garage
- Good Size Kitchen
- Driveway Parking
- Walking Distance To Local Shop
- Walking Distance To Moors Valley

Stepping through the front door from the wide, welcoming porchway, you will immediately notice the light and open feel that flows through the property. The property has been modernised to a high standard, there is even a newly fitted gas boiler. The real 'wow' factor is the large, recently fitted kitchen. The heart of the home, this large, flexible kitchen/dining space is ideal for entertaining; while you cook up a storm, your guests can relax in the conservatory area or at the breakfast bar.

Accessed from the hallway via double doors, the lounge is newly carpeted with a feature fireplace and a large bay window, creating a light and comfortable space to relax and unwind.

The secluded rear garden is a private oasis of calm and tranquillity, featuring two patios, directly adjacent to the rear of the property; one where you can enjoy a coffee and croissant in the morning sunlight and the other perfect for watching the sun go down on warm summer evenings. Surrounded by flowers and with well-stocked shrub borders, the expanse of lawn to

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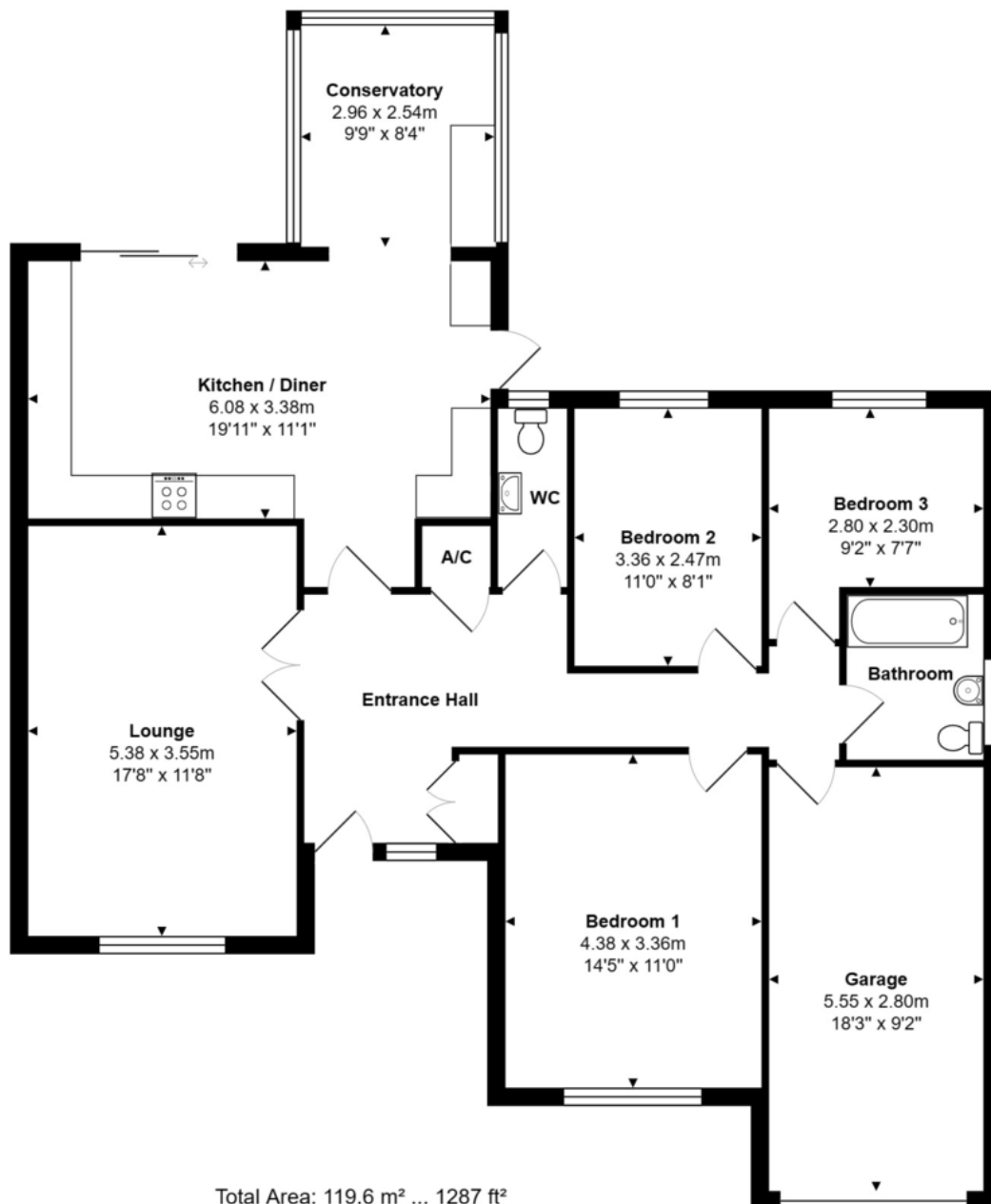
the back of the property offers plenty of room for children and dogs to play and scope for avid gardeners to create their own horticultural paradise.

The front garden is laid to lawn, with flower and shrub borders adding a touch of colour and vibrancy. It features a large shingle gated driveway, providing parking for up to four vehicles. A garage provides secure parking, additional storage space and includes a useful utility area. There is an up-and-over door, power and a light.

Situated in a peaceful and much-coveted location close to Moors Valley, Avon Heath and Ringwood Forest, this property is ideally located for those who enjoy nature and outdoor pursuits. The surrounding areas offer a variety of walking trails, cycling routes, and picturesque landscapes to explore.

Bryony Cottage is offered with no onward chain.





Total Area: 119.6 m<sup>2</sup> ... 1287 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Ringwood

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.