



HEARNES

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Webbs Close, Ashley Heath, BH24 2EP

No chain, a beautiful, private and established garden and direct access (via a private gate) onto the Castleman Trail, are just a few features of this impeccably presented, spacious and versatile bungalow, that offers easy annexe potential.

Located within a very sought-after cul-de-sac, this impressive property is perfect for anyone who wants flexible accommodation, easy access to the A31, the Castleman Trail and Moors Valley Country Park.

The accommodation briefly comprises four, well proportioned double bedrooms and three, modern family bath/shower rooms (three of which have en-suite facilities and built-in wardrobes).

The main living space enjoys an aspect to the rear, overlooking the beautifully kept, private and established gardens, as does the kitchen/dining room. The kitchen/dining room has been designed to make the very best use of the space on offer, with a comprehensive range of units with contrasting worktops and splashbacks. Built-in appliances include an integrated dishwasher, stainless steel oven with matching microwave and a four-burner gas hob with filter/extractor canopy over.

The garden can be accessed by doors from the conservatory and a side door from the kitchen/dining room. It is a particular feature of this fine home, being enclosed by fencing with a pedestrian gate that opens out directly onto the Castleman Trail which extends from Upton Country Park in Poole, all the way to The Bickerley in the centre of Ringwood, taking in Moors Valley Country Park on the way. It is laid to lawn with a large paved terrace, perfect for outdoor dining, an ornamental pond, vegetable patch and numerous useful outbuildings. There was also a covered area from the side door from the kitchen to the garage.

To the front is a block paviour driveway, providing extensive parking and turning. This in turn leads to the entrance porch and Main entrance and detached, tandem length garage/workshop (power and light).

Local Authority: Dorset

Council Tax Band: E

Energy Performance Certificate: Rating C





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 140.1 sq. metres (1508.1 sq. feet)



Total area: approx. 158.7 sq. metres (1708.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





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