



HEARNES

WHERE SERVICE COUNTS

Badgers Close, Ashley Heath, BH24 2JH

A wonderful, private and established plot (approaching 0.3 acres), plenty of parking and a double garage, are just a few features of this spacious and flexible, split-level home, that offers excellent potential to further improve.

Offered for sale with no forward chain, this impressive and versatile property is ideal for someone needing a large family home or anyone requiring something with multi-generational accommodation/possibilities.

You enter the property from the ground floor entrance porch, into a wonderful airy, L-shaped reception hall. From here you access what in effect is a large bungalow with staircase leading to the lower ground floor area (which extends to around 900 square foot). This incredibly useful space is open plan with a feature inglenook style fireplace and has windows and doors into the garden.

The ground floor comprises three/four double bedrooms (the fourth currently being the formal dining room) and a family bathroom. The master bedroom has its own private en-suite shower room.

The remainder of the accommodation briefly comprises a well-planned, fitted kitchen/breakfast room with adjoining utility room, gas central heating and double glazing.

The rear gardens primarily enjoy a southerly & south-westerly aspect and accessed by sliding doors from the lower ground floor. They are mainly laid to lawn with mature trees, shrubs and hedging with various paved seating areas.

To the front is a five-bar gate that opens into a block paved driveway, providing plenty of parking/turning. This in turn leads to the double garage.

Local Authority: Dorset

Council Tax Band: F

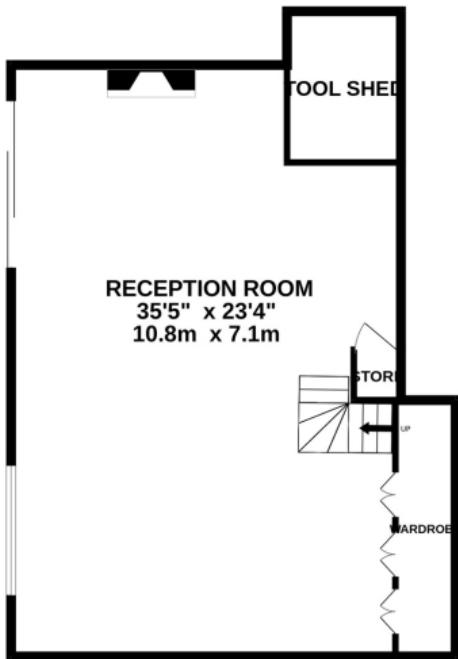
Energy Performance Certificate: Rating



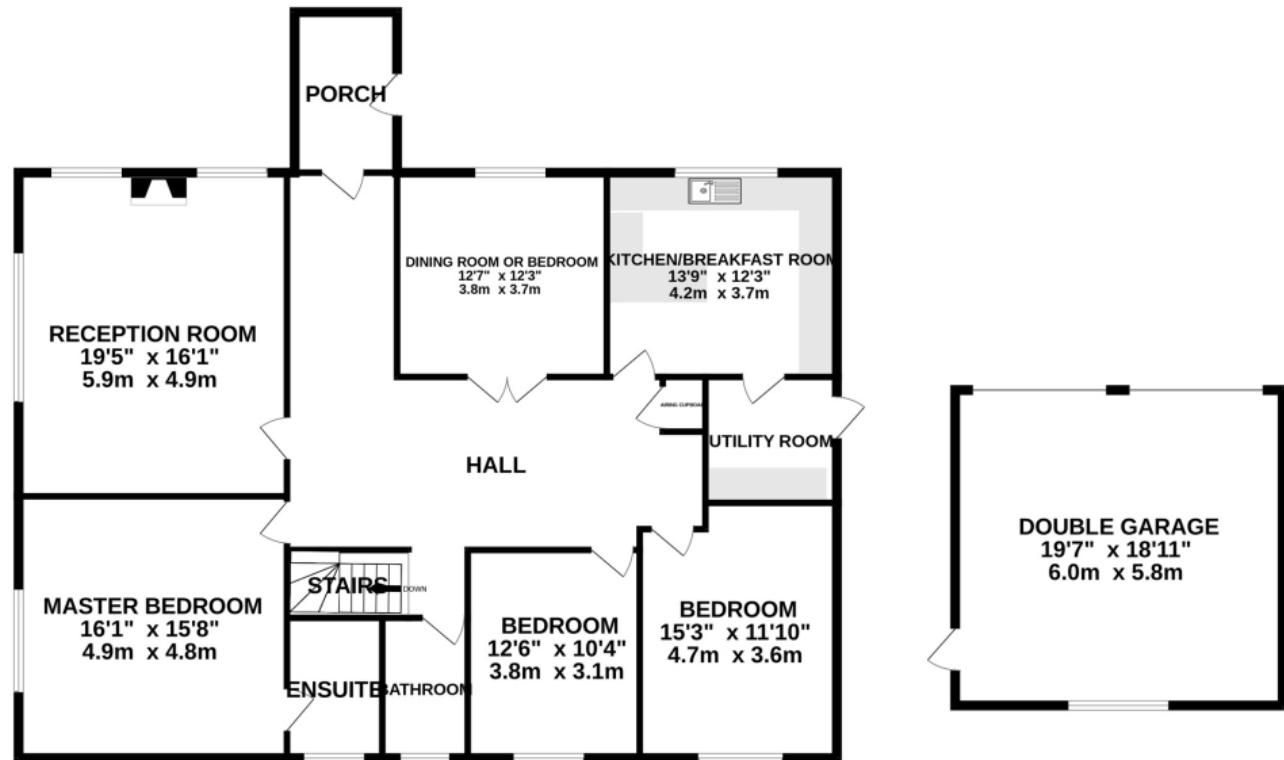
Lower Ground Area



LOWER GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



GROUND FLOOR
2143 sq.ft. (199.1 sq.m.) approx.



TOTAL FLOOR AREA : 3035 sq.ft. (281.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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