

**Hill Way,**  
Ashley Heath, BH24 2HZ





# Asking Price: £845,000

A superbly refurbished and remodelled four/five bedroom home offering versatile accommodation in a popular location in Ashley heath. Occupying an enviable corner plot, the property sits centrally and features large wrap around gardens, a driveway suitable for multiple vehicles, double garage and a high specification open plan kitchen/living room. Complete with luxury fittings throughout this stylish home also features two ensuite's, a walk in wardrobe, utility room and offers buyers the possibility of ground floor only living with a full shower room found downstairs. Obtainable chain free this wonderful property has been fully rewired and features new heating throughout, available to view by request today.

 2  5  3  Multiple + Double Garage

- Extensively Refurbished and Remodelled Five Bedroom Home
- Over 2,000 SQFT
- Detached property Sitting Centrally on a Corner Plot
- Luxury open Plan Kitchen / Dining / Family Room
- Completely Rewired Throughout
- New Anthracite Double Glazed Windows and Doors
- Double Garage and Driveway Parking for Multiple Vehicles
- Chain Free
- Two Ensuite Bathroom

## **Entrance Hall**

An open shingle driveway precedes a storm porch with modern grey slabbed steps leading to a new composite front door. Upon entering you are greeted by a spacious and light vaulted hallway featuring an impressive oak staircase with bespoke glass fittings and imposing gallery landing with feature chandelier. The hallway is complete with luxury vinyl tile (LVT) flooring, LED spotlights and doors to all principal ground floor rooms as well as a large storage cupboard which also houses the access to the loft storage found above the garage.

## **Open Plan Kitchen, Dining & Family Room**

Designed as the perfect hub

of the home this fantastic open plan space enjoys triple aspect views to the front, side and back of the property and features double glazed French doors to the patio as well as a further double glazed door to the rear. Continuing with LVT in herringbone style this space flows beautifully from the hallway via a glass panelled oak frame door and the kitchen is fitted with luxury fittings throughout. Boasting a large island with navy shaker style base cupboards and striking stone worktop the island has space for stool seating and includes a Neff Induction hob, wine fridge and generously sized cutlery drawers whilst also featuring a lowered ceiling extractor fan with surround lighting. This high end kitchen is fitted with a bank of additional storage to one end

with lighter shaker style units including two full length larder cupboards. Also included are the double eye level Neff Slide and Hide Ovens, as well as integral full length (separate) fridge and freezer. Located to the other end of the island is further work surface space and inset sink with stone drainage area and a stylish Franke instant 3in1 boiling water system tap. Further comprising of a built in dishwasher and kickboard lighting the kitchen also houses the brand new Worcester combi boiler. The living space features ample room for sofa suites and a dining table and is complete with designer radiators.

## **Utility Room**

Accessed via the hallway and running adjacent to the

kitchen, the utility room includes south facing anthracite windows, LVT herringbone flooring and large work surface space. Complete with LED spotlights, there is space and plumbing for separate washing machine and a tumble dryer.

## **Sitting Room/Bedroom 3**

Located on the ground floor is a spacious and versatile room that could be utilised as a large double bedroom or additional snug sitting room. Also featuring double glazed south facing windows this room is fitted with modern carpets and a wall hung gas central heating radiator.

## **Bedroom 4**

A light front facing room bedroom four is also located

on the ground floor and is fitted with modern neutral carpets and LED spotlights.

## **Bedroom 5/Office**

Another versatile room offering the potential of further bedroom space or the perfect home office. The property benefits from a full re-wire and this room houses the brand new consumer unit.

## **Downstairs Shower Room**

Completely refurbished with modern floor to ceiling tiles this contemporary shower room includes walk in glass shower with tray, sink with vanity unit storage, wall hung mirror with touch lighting, low level WC and a wall hung chrome towel rail. An opaque window to rear aspect provides natural light.

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## **Principal Bedroom Suite**

After also undergoing full refurbishment the dual aspect master suite offers spacious accommodation accessed via the first floor gallery landing. Enjoying elevated views to the side and front the bedroom has ample space for a large bed and free standing furniture as desired. A feature of this large suite is the walk in wardrobe, complete with a window to the front, this light space is fitted with hanging rails and shelving in two banks to either side. The ensuite comprises of tiled flooring and walls as well as a bath with shower attachment and glass screen, vanity unit with wash hand basin, low level WC, LED spotlights, Velux window and chrome ladder towel rail.

## **Bedroom 2 & Ensuite**

Located to the opposite end of the feature gallery landing is another spacious double bedroom benefitting from matching ensuite with walk in shower, Velux window, sink and vanity unit, low level WC and chrome towel rail.

## **Externals & Double Garage**

A large, open shingle driveway offers space for multiple vehicles to be parked off road and is enclosed by board fencing, hedge surrounds and raised sleeper flower beds. The driveway leads to the spacious double garage which is complete with an electric up and over door, power and lighting as well as back door to the garden.

A private side gate accessed via a paved pathway leads to the sizeable garden which features new fencing providing privacy, a large lawned area, flower beds and shrub surround. The double patio accessed via the living room offers ample space for Al-fresco dining and is a great socialising space. The wrap around garden continues to the rear with a further paved, south facing patio space on offer.

## **Location**

Situated on the quiet and popular cul-de-sac of Hill Way in Ashley Heath, the property is extremely well positioned in a convenient location. Ashley Heath is a sought after area just a short distance from the popular and bustling market

town, Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's 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 popular Moors Valley Country Park.

**Tenure:** Freehold

**Council Tax Band:** F

**EPC:** C

Viewing available upon request.





First Floor



Ground Floor

PARKING:



HILL WAY  
ASHLEY HEATH  
BH24



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| APPROXIMATE AREAS         |            |
|---------------------------|------------|
| GROUND FLOOR AREA         | 1461 SQ FT |
| FIRST FLOOR AREA          | 663 SQ FT  |
| TOTAL FLOOR AREA          | 2124 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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