



**HEARNES**

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# The Glade, Ashley Heath, BH24 2HR

A stunning five bedroom detached chalet style home which has been extended and refurbished to a high standard situated in a sought after road within Ashley Heath and offering approximately 2700 square feet of spacious and versatile accommodation with potential to create an annexe.

There is an impressive entrance hallway which could be utilised as a dining hall with doors leading to a stunning open plan kitchen/dining room with bi-folding doors leading to the garden, bringing the outside in.

The kitchen area has high gloss base and wall units with wooden worktops, built in larder cupboards, a dishwasher, large island with further storage and two wine fridges, a Rangemaster with double oven, grill, hot plate and 5 gas hob with extractor fan, American style fridge/freezer and contemporary radiators. A utility room with ample storage and built in washing machine and dryer with a cloakroom/wc to the side.

There are three reception rooms, two of which could be utilised as bedrooms and the sitting room which has bi-folding doors to the garden and wiring for surround sound. Also on the ground floor there is a family bathroom/wc with a modern four piece suite and a heated towel rail. The integral garage is currently utilised as a games room with French doors to the garden, a basin with several storage cupboards, a bar with built in fridge, an electric up and over door, power, heating and lighting.

The first floor landing which has space for a desk provides access to three double bedrooms, all of which have wardrobes and en suite shower rooms which are tiled with heated towel rails and vanity cupboards.

The property is approached at the front onto paved brick off road parking for several cars, with wrought iron gates and brick pillars to the front, a low brick wall and hedging. The rear garden has been beautifully landscaped with a sandstone patio, a lawn area and a fabulous outbuilding with a studio benefitting from power and lighting and a further covered area, all enclosed by fencing with gated access to the front.

The integral garage is a large double and can be accessed by an internal door from the property. It has patio doors into the garden and has power light, running water and is centrally heated.

LOCAL AUTHORITY: DORSET

COUNCIL TAX BAND: G

ENERGY EFFICIENCY RATING: C

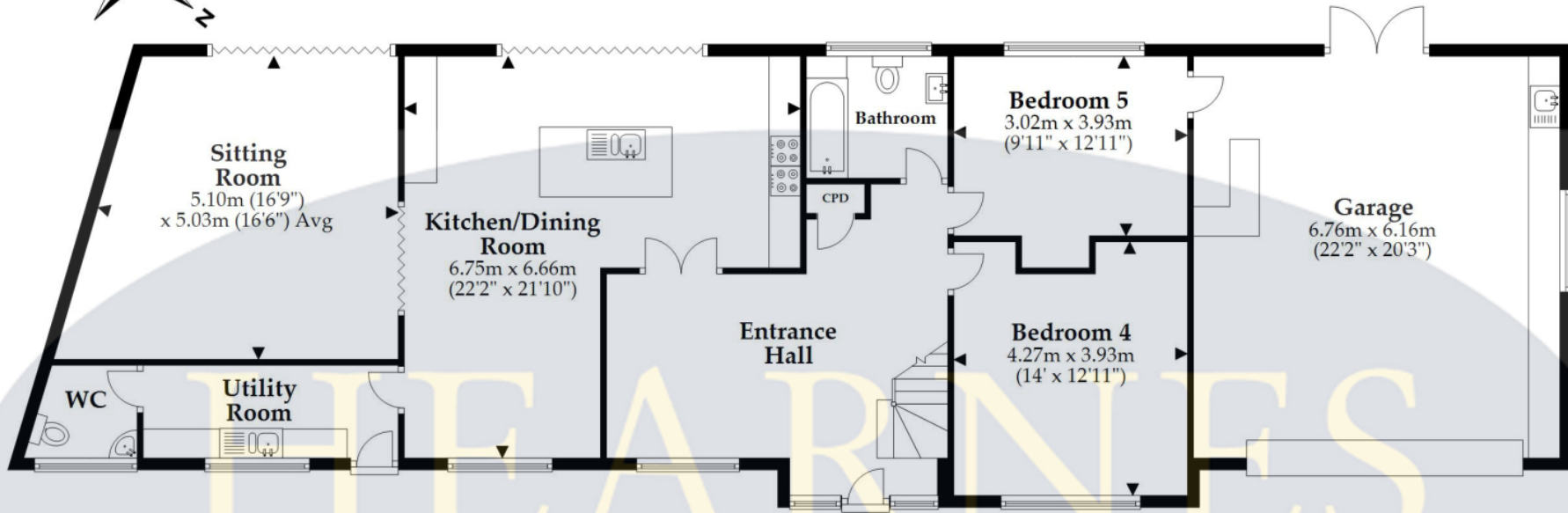






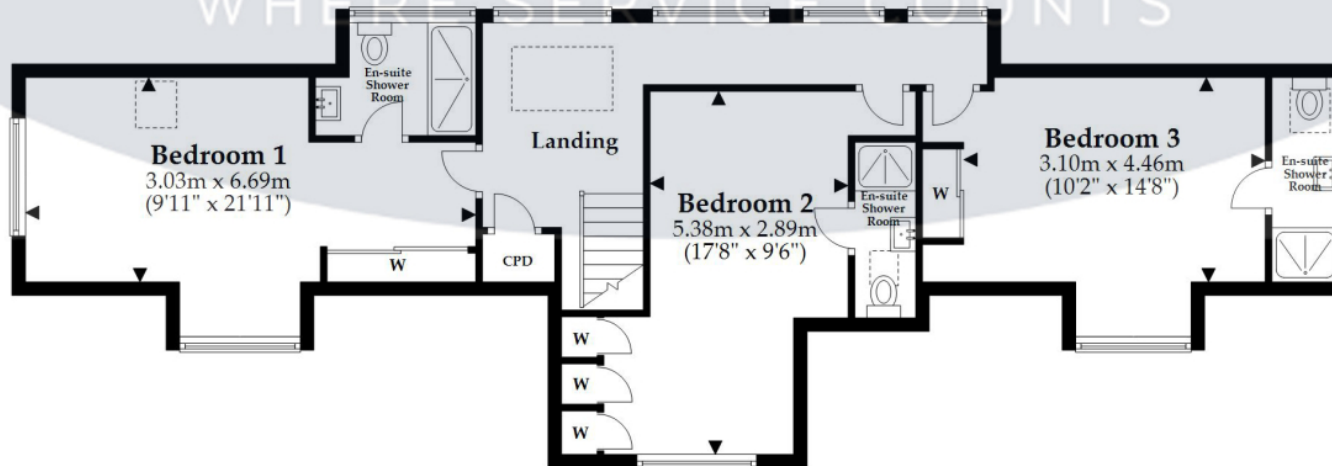
## Ground Floor

Approx. 172.2 sq. metres (1853.1 sq. feet)



## First Floor

Approx. 79.2 sq. metres (852.6 sq. feet)



Total area: approx. 251.4 sq. metres (2705.8 sq. feet)

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







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