

ST. IVES PARK

Ashley Heath | BH24 2JY





Price: £600,000

Occupying a generous and well-established plot (approx. 0.45 of an acre) in a popular Ashley Heath location is this spacious three bedroom detached bungalow. Sitting centrally within its mature grounds, the property offers versatile accommodation including an L-shaped living/dining room, fitted kitchen, separate utility room, two conservatories, three bedrooms and a family bathroom. Externally, the property benefits from an impressive horseshoe driveway, detached garage and private gardens which wrap around the bungalow. Requiring some modernisation but with the potential to create an impressive chalet home, subject to planning permissions the property is offered chain free!

 2  3  2  Detached Garage & Driveway

- Three Bedroom Detached Bungalow
- Detached Garage with Electric Door
- Horseshoe Driveway with Parking for Multiple Vehicles
- Two Reception Rooms
- Chain Free
- Large Wraparound Plot – Approx 0.45 of an Acre
- Two Conservatories
- Quiet Residential Location
- Within Good School Catchments
- Potential for Refurbishment and extensions subject to Planning

Entrance Hallway

Approached via the tarmac driveway leading to a large external storm porch with supporting pillar, lighting and handrails, the property is entered through the front door into a welcoming L-shaped hallway. The hallway provides access to all principal rooms and features a loft hatch with pull-down ladder, providing access to the roof space.

Living & Dining Room

The spacious L-shaped front reception enjoys excellent natural light from a large floor-to-ceiling window together with further UPVC double glazing to the side and front aspects. A central fireplace creates an a focal point within the living space,

whilst the room flows naturally through to the dining area. The dining section features exposed floorboards and enjoys a further double aspect overlooking the mature side and rear gardens. There is ample room for a range of freestanding furniture and a large dining table and chairs.

Kitchen

The kitchen can be accessed via sliding doors from the dining area and benefits from a further sliding door providing access to the utility room. Fitted with a range of shaker-style base and eye-level units, the kitchen is complemented by neutral work surfaces and tiled splashbacks. Appliances include a Neff double oven, Neff four-ring gas hob,

double stainless steel sink and space for a freestanding fridge/freezer. A double glazed rear aspect window provides views across the back garden, whilst an airing cupboard houses the tank and provides additional storage.

Utility Room

The useful utility room features a continuation of the shaker-style units found within the kitchen, together with additional built-in cupboards and space and plumbing for a freestanding washing machine. A double glazed UPVC door provides access to the rear lean-to conservatory and a door from the main hallway provides further internal access

Conservatory

The rear lean-to conservatory

benefits from views across the garden and provides a versatile space requiring modernisation. Double doors open directly onto the rear patio.

Bedroom 1

This spacious bedroom enjoys a bright front-facing aspect via a large window and benefits from a significant amount of floor-to-ceiling built-in wardrobes, providing excellent storage with hanging space. There is ample room for a king size bed and additional freestanding furniture as required.

Bedroom 2

Bedroom two enjoys a pleasant aspect over the right-hand side of the property and features built-in

with hanging space, together with a gas central heating radiator. Access is provided to an en-suite toilet comprising of a low-level WC and wash hand basin with tiled splashback, radiator and an obscure rear aspect window.

Bedroom 3 & Second Conservatory

A smaller double bedroom positioned to the rear of the property, offering versatile accommodation and access to a second lean-to conservatory. The conservatory provides additional useful space and benefits from doors opening onto the side patio and gardens. This space could once again profit from some modernisation but shows further extension potential

Family Bathroom

The bathroom provides the opportunity for modernisation and currently comprises of a bath, wash hand basin, low-level WC and obscure window.

Garage & Driveway

A particularly impressive horseshoe-shaped tarmac driveway provides generous off-road parking and allows vehicles to enter and exit with ease. The driveway is complemented by mature shrubs and hedging, whilst the detached garage features an electric up-and-over door, pitched roof, lighting and ample internal storage. A paved pathway provides access around the property, with a side gate offering further access to the rear

Garden

The property occupies a significant, well-established plot with elevation changes which wraps around the bungalow and offers an excellent degree of privacy. The side and rear gardens feature generous shingle areas, lawned sections, mature hedging, established borders and a variety of trees. Steps lead down through the grounds to further areas of mature planting, whilst the gardens are enclosed by fencing and hedging.

The property enjoys a generous amount of sunlight with various patios positioned to make the most of this offering spaces suitable for al fresco dining and external lounging.

Location

The property is situated within the sought after and exclusive area within Ashley Heath about 2 miles from Ringwood town centre and is located on the outskirts of the highly sort after area of Avon Castle. Hurn Lane is set within the Avon Valley and is just a short distance from the popular and bustling market town of Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood’s popularity continues to increase thanks to its 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

from the popular Moor Valley Country Park.

Important Information

Tenure: Freehold
Local Authority: Dorset
Council Tax Band: F
EPC Rating: TBC

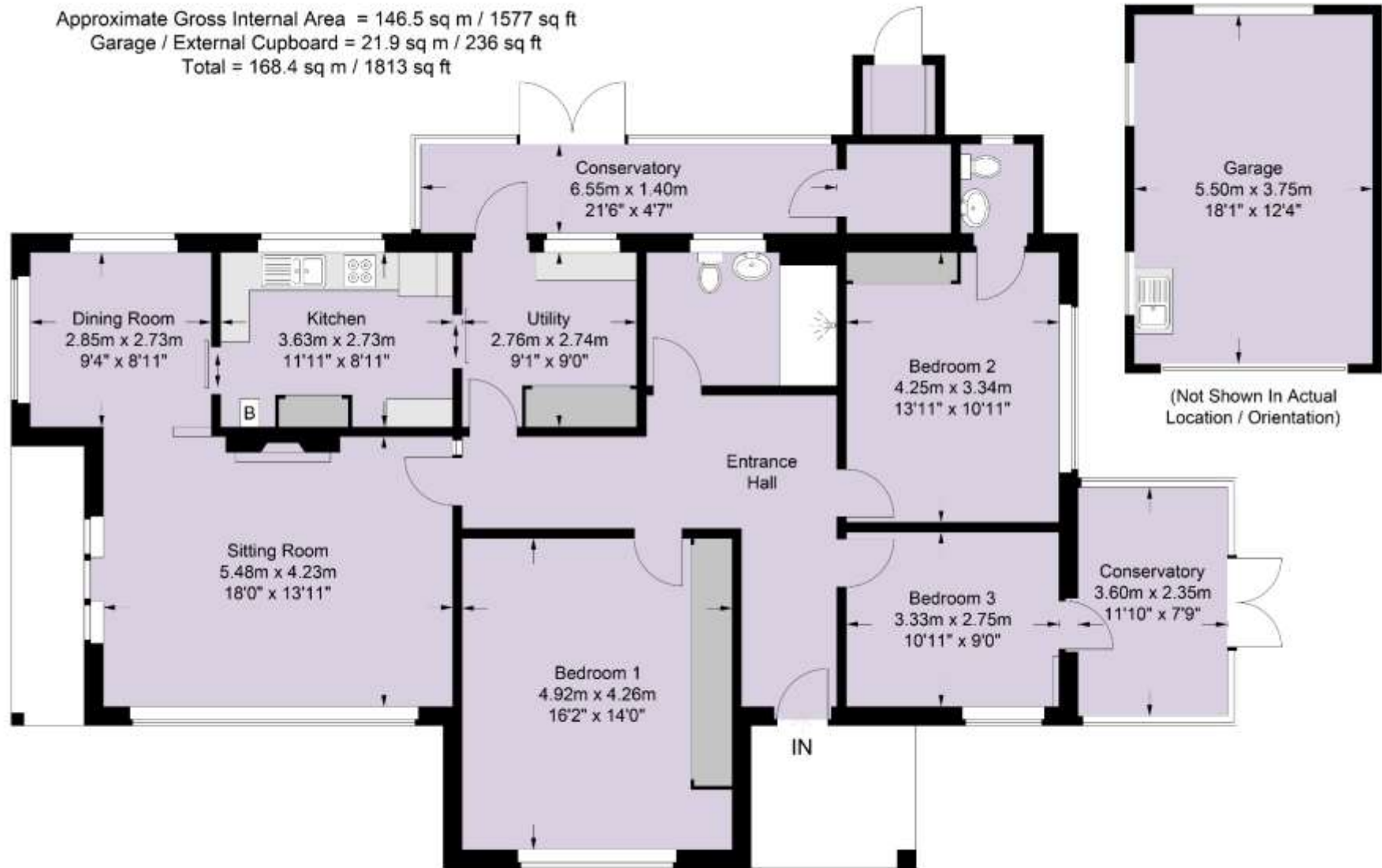


For further information and viewing requests please contact us on 01425 561227





Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft
Garage / External Cupboard = 21.9 sq m / 236 sq ft
Total = 168.4 sq m / 1813 sq ft



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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

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