

SHELLEY CLOSE

Ashley Heath | Ringwood | BH24 2JA





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Guide Price: £650,000

A beautifully maintained and immaculately presented three double bedroom detached bungalow, situated in a highly desirable, quiet and tranquil, cul-de-sac in the heart of Ashley Heath. The property enjoys a pleasant outlook over a wooded copse, creating a sense of openness and privacy. Further benefits include bright and airy sitting, dining room, kitchen breakfast room, primary with en suite shower room, conservatory, double garage and generous off-road parking for multiple vehicles. Enjoying an enclosed and private low maintenance garden.

 2  3  2  Multiple + Double Garage

- Immaculately presented three double bedroom detached bungalow
- Sought-after cul-de-sac location in the heart of Ashley Heath
- Attractive Outlook over a Wooded Copse
- Spacious Dual-Aspect Sitting Room with Feature Bay Window
- Well-Appointed Kitchen/Breakfast Room
- Upgraded Conservatory with Insulated Warm Roof
- Generous Principal Bedroom with Fitted Wardrobes and En-suite
- Modern Family Bathroom with Separate Bath and Walk-In Shower
- Double Garage with Electric, Sectional Roller, Hormann Door
- Landscaped, Low-Maintenance Rear Garden with Summer House and Multiple Seating Areas

Entrance Porch & Hallway **Sitting / Dining Room**

A glazed UPVC door leads into the welcoming entrance porch, finished with tiled flooring and offering space for coats and shoes. An additional opaque glazed door opens into the spacious entrance hallway, which provides access to all accommodation. The hallway offers ample space for freestanding furniture and is finished with a wood-effect Amtico floor. There is a double-door airing cupboard with fitted shelving, housing the water cylinder and the Hague water softener, with power sockets available for appliances. A ceiling hatch provides access to a loft space with power and lighting.

Accessed from the hallway, the sitting room enjoys a delightful dual aspect with views over the wooded frontage, allowing for excellent natural light. A curved floor-to-ceiling bay window enhances the space.

There is ample room for multiple sofas and furniture, centred around a feature electric fireplace with brick surround, stone hearth, and mantel.

The room flows seamlessly into the dining area, which comfortably accommodates a six- to eight-seater dining table. This area also benefits from fitted wall-mounted cupboards and a bookcase, along with a pleasant front aspect.

Kitchen / Breakfast Room

A partially glazed door leads into a spacious kitchen/breakfast room, fitted with a range of floor and wall-mounted units with contrasting work surfaces. A stainless steel one-and-a-half bowl sink with drainer and Kettle boiling/filter tap sits beneath a window overlooking the side aspect.

Integrated appliances include a Neff gas hob with stainless steel chimney extractor, mid-height oven, and combination oven. There is space and plumbing for a washing machine and dishwasher, along with space for a fridge freezer.

The kitchen offers ample storage, including corner carousel units and a tall larder-style cupboard. A Worcester boiler (installed August 2025)

is neatly housed within a cupboard.

Flooring continues from the hallway in a laminate wood-effect finish. A serving hatch with frosted glazed doors connects to the dining area. A partially glazed UPVC door provides access to the side patio—ideal for a washing line.

Conservatory

Accessed via sliding glazed doors from the principal bedroom, the conservatory has been upgraded with an insulated warm roof, UPVC windows, and a dwarf wall. French doors open onto the garden, with an additional door providing side access.

Currently used as a dining and relaxation space, this

versatile room enjoys views over the rear garden and is finished with tiled flooring and a radiator for year-round use.

Bedroom 1 and En Suite

A generous principal bedroom with space for a king or super king bed, complemented by a range of built-in wardrobes. The room is bright and airy, overlooking the rear garden with glazed sliding doors providing access into the conservatory.

An internal door leads to a fully tiled en-suite, comprising a walk-in shower with slimline tray and glazed enclosure, wall-mounted shower fittings, low-level WC, and a wash hand basin with vanity storage. Additional features include an opaque window and heated towel rail.

Bedroom 2

A spacious double bedroom with a large picture window overlooking the rear garden and benefitting from fitted wardrobes. There is ample space for a king-size bed and freestanding furniture.

Bedroom 3

A well-proportioned bedroom with a front aspect, currently used as a study.

Family Bathroom

Finished to a high standard, the family bathroom features fully tiled walls and a decorative tiled floor. It comprises a corner walk-in shower, panel bath with mixer and handheld shower, low-level WC with concealed cistern, and a wash basin with vanity storage.

Double Garage

The double garage is fitted with an electric Hörmann sectional roller door and provides parking for two vehicles. It includes power, lighting, apex storage, a workbench area, and space for additional appliances if required. The fuse board and gas meter are also located here.

Externally

Front

The property is approached via a sweeping block-paved driveway, bordered by a wooded copse. The front garden is laid to lawn with shingled beds and established hedging. A pathway leads to the side gate, providing access to the rear garden.

Rear

The rear garden is a peaceful, low-maintenance haven. A block-paved patio extends from the conservatory, wrapping around the property. There is a shed, additional patio space, and side access to the kitchen and front of the property.

Location

Situated on the quiet popular cul-de-sac of Shelley Close 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 popularity continues to increase thanks to its brilliant

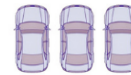
schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and is a 'stone's throw' from the popular Moor Valley Country Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING – C
COUNCIL TAX – F
DORSET COUNCIL



Approximate Gross Internal Area = 136.1 sq m / 1465 sq ft
 Double Garage = 29.2 sq m / 314 sq ft
 Total = 165.3 sq m / 1779 sq ft



SHELLEY CLOSE
 ASHLEY HEATH
 BH24



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APPROXIMATE AREAS		
GROUND FLOOR AREA	1465	SQ FT
GARAGE	314	SQ FT
TOTAL FLOOR AREA	1779	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.

01425 561227
Ringwood@meyersstates.com
www.meyersstates.com

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