



HEARNES

WHERE SERVICE COUNTS

# Shelley Close, Ashley Heath, BH24 2JA

A beautiful, private and established corner plot, extensive parking and a double garage, are just a few features of this impeccably presented, bright and spacious bungalow, that is being offered for sale with no forward chain.

Located conveniently for access to the local forest/heathland, the Castleman Trail & Moors Valley Country Park and also close to the A31, this delightful property is perfect for anyone who enjoys walking, running or has dogs. The New Forest National Park, award winning Blue Flag beaches and Bournemouth's International Airport are all within a short drive.

This charming, light and spacious bungalow sits upon a gorgeous, mature and established corner plot with enclosed gardens to the side and rear, giving it further potential to extend if required (stpp).

The accommodation has been very well designed, with three well-proportioned double bedrooms (two with built-in wardrobes), an en-suite shower to the master and a family bathroom.

The sitting/dining room enjoys a dual-aspect, with views over both the front and gardens.

The kitchen/breakfast room has been designed to make excellent use of the space on offer and is fitted in a range of medium oak style fitted units with contrasting worktops and splash backs.

Integrated appliances include a gas hob and matching oven.

Access into the rear gardens is by doors from the dining area and kitchen/breakfast room. They are enclosed by a mixture of panel fencing, mature trees, shrubs and hedging with a large area of Lorne to the rear and side, where there is a paved seating area.

To the front is a driveway providing plenty of parking, in turn leading to the attached double garage with power, light and remotely operated up and over door. The remainder of the extensive front garden is designed to be easy to maintain and is open plan with a large area of lawn and shrubs.

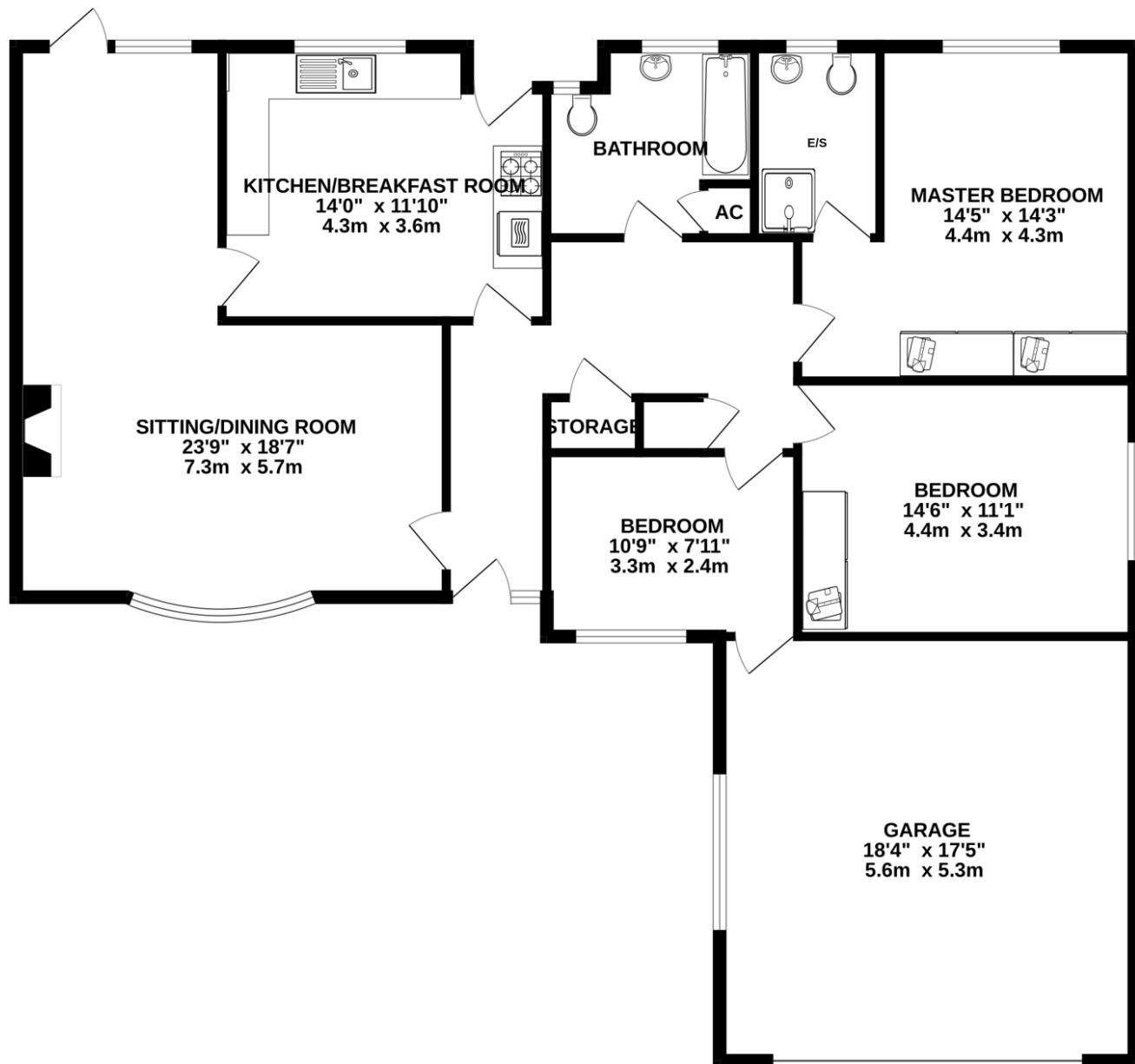
**Local Authority: Dorset**

**Council Tax Band: E**

**Energy Performance Certificate: Rating D**



GROUND FLOOR  
1506 sq.ft. (139.9 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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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