



**ASHLEY HEATH
RINGWOOD**

Ashley Heath, Ringwood, Hampshire, BH24 2JR

FREEHOLD PRICE £695,000

A well-presented six bedroom chalet style residence which offers approximately 3100 square feet and is situated in a sought after cul de sac on approximately a third of an acre within a short drive of the open woodlands of Ashley Heath, the New Forest and Moors Valley Country Park with fabulous walks and a golf course, also providing good commuter links to Bournemouth, Southampton and the market town of Ringwood. The property has been substantially extended and refurbished and benefits from double glazing, gas central heating, fibre optic broadband and a security alarm system.

Internally: There is an entrance hallway with a cloakroom/wc to the side. A sitting room which is open to the dining room and has a gas fireplace and doors to the large conservatory which has a pitched roof, radiators for winter use, twin French doors opening onto a large covered patio area and overlooking the gardens beyond.

A kitchen with base and wall units, tiled splash backs, a basin/drainage, wine rack, display cabinets, 'Zanussi' oven and grill, 5 gas hob and extractor fan, plumbing for a dishwasher and tiled flooring. An adjoining utility room with base and wall units, tiled splash backs, a basin and plumbing for a washing machine.

Three ground floor bedrooms, one which could be used as a family room/study with French doors to the garden, two with wardrobes, bedside cabinets and drawers and one with a fully tiled en-suite shower/wc with towel rail and vanity cupboards.

Spacious landing with access to three double bedrooms, two with balcony's and two with wardrobes including the master bedroom which has a walk in wardrobe, airing cupboard and fully tiled en-suite shower/wc with vanity cupboards and a heated towel rail. The other bedrooms are serviced by the fully tiled family bathroom/wc which has a bath, a separate shower cubicle, heated towel rails and vanity cupboards.

Externally: The property is approached onto tarmac off road parking with access to the double garage and there are gravel and slate borders. The secluded rear garden is a gardener's haven and is mainly laid to lawn with mature tree and shrub beds and borders with a vast array of specimens, there is external lighting, a summerhouse and workshop, and a covered patio area which is ideal for alfresco dining with a delightful Koi pond to the side. There is also a side garden which is mainly laid to lawn with shrub borders.

Viewing highly recommended in order for a buyer to truly appreciate the size of the property and gardens, the condition and sought after location.

COUNCIL TAX BAND: G

ENERGY EFFICIENCY RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







Note: Outbuildings may not be positioned correctly and both the Outbuildings and Balconies are not included in the floor area calculations



LJT SURVEYING Total area: approx. 289.4 sq. metres (3114.8 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





'Where service counts'

www.hearnes.com

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Fax: 01425 485285

Email: ringwood@hearnes.com

Offices also at: FERNDOWN 01202 890890 - BOURNEMOUTH 01202 317317 - WIMBORNE 01202 842922