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# Ashley Heath, Ringwood, Hampshire, BH24 2JY

## FREEHOLD

A superb five bedroom detached chalet style home with a substantial annexe well positioned within its delightful, landscaped grounds of approximately 0.4 acres. The property is located on an exclusive no through road close to Ringwood Forest and The Castleman Trailway. The commuter is well provided for with nearby links to the more major towns of Poole and Bournemouth which can be accessed via the A31/A338, whilst Southampton, Winchester and London can be accessed via the A31/M27/M3. There are also mainline train stations and international airports at Bournemouth and Southampton. The property is also within the catchment for the highly regarded St Ives Primary School which has an Ofsted rating of outstanding and feeds into the Ringwood Academy.

The property comprises an impressive reception hall; dual aspect fitted kitchen/breakfast room with a range of base, drawer and wall mounted units, roll top work surfaces, one and a half bowl with drainer, integrated fridge, range cooker with extractor over, tiled splash backs and ceramic tiled flooring which continues into the utility room with further storage cupboards, space and power for a washing machine, space for a tumble dryer, double glazed door to the side and windows opening onto and overlooking the side and rear gardens. A substantial sitting room with large picture window overlooking the front aspect, separate dining room with sliding patio doors giving access to the side, ground floor cloakroom, a drawing room with sliding patio doors opening onto the rear garden, luxury ground floor shower room with corner shower cubicle, wash hand basin, low level w/c and heated ladder style heated towel rail, kitchenette with single bowl and drainer, a selection of base, wall and floor units, eye level oven and microwave above, inset slim line dishwasher, integrated fridge freezer ceramic tiled floor and sliding patio doors opening onto the rear garden, ground floor bedroom four and five and a further utility/boiler room which offers space and plumbing for a washing machine and recess for a fridge or freezer.

A stairway with wooden hand banister and spindles gives access to a large landing with single door access into eaves storage, storage cupboards and access to three double bedrooms, the master benefitting from an en-suite shower room and walk in dressing room. The further two bedrooms are served by the family bathroom.

The front of the property is approached via a brick paviour driveway that provides extensive parking/turning with external lighting, triple arch access to the main property and recess porch to the annexe. The paviour driveway continues to give access to the side and rear gardens and integral double garage with electrically controlled rolling door.

The front garden is predominately laid to lawn with stone plinths and wall to the front elevations, hedging to the side elevation and raised flower borders. The landscaped rear gardens are a particular feature of the property with its lawns, paved patio, meandering stone steps, wooden summer house with leaded light part glazed doors and windows, mature shrubs and trees all offering a high degree of privacy and seclusion.

Viewing is highly recommended to appreciate the size, quality, versatility and location of the detached chalet.

**COUNCIL TAX BAND: F Dorset**

**ENERGY PERFORMANCE CERTIFICATE RATING: the**

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



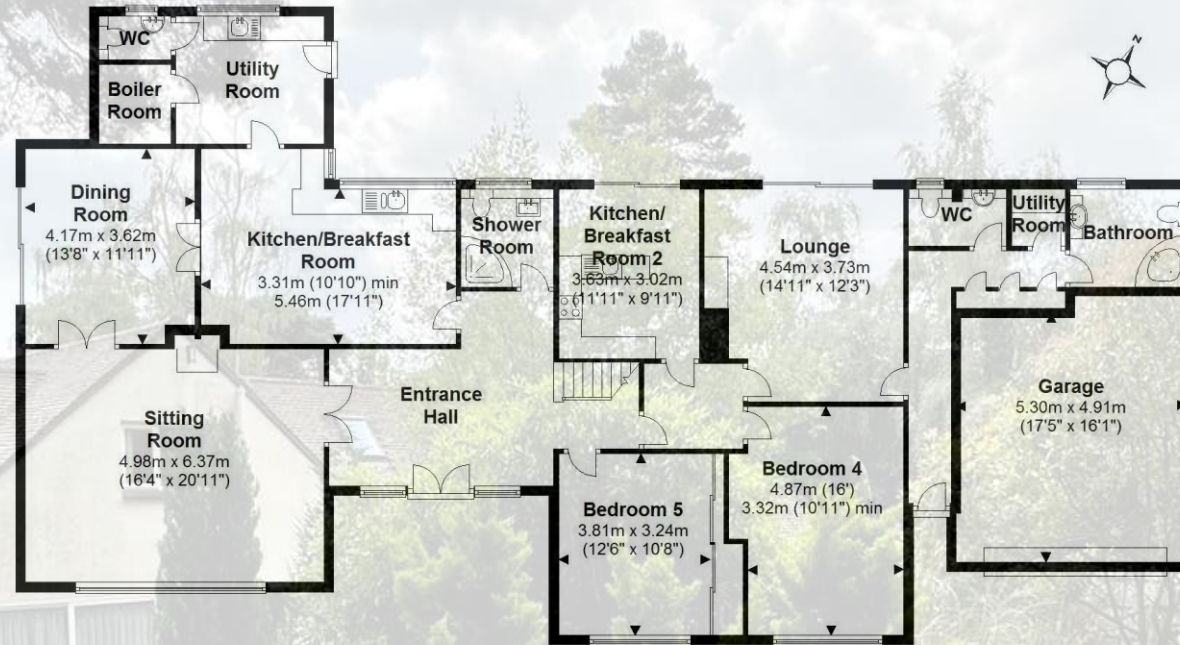






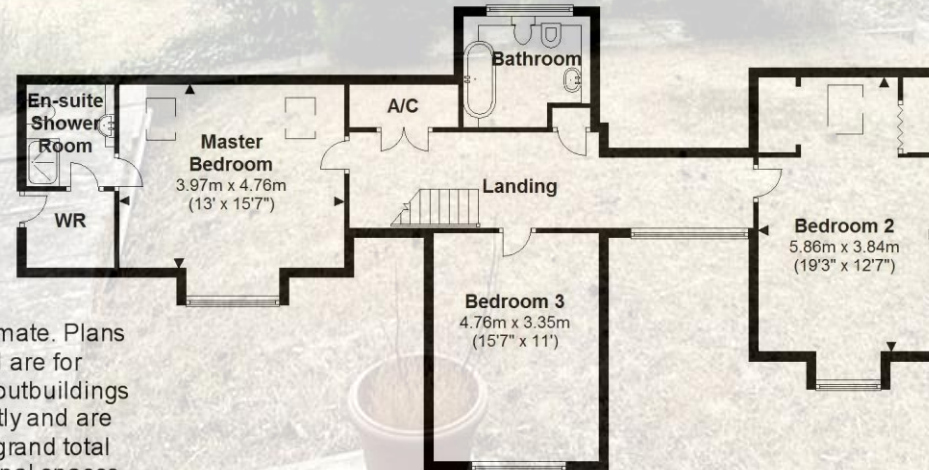
## Ground Floor

Approx. 221.4 sq. metres (2382.6 sq. feet)



## First Floor

Approx. 93.7 sq. metres (1008.7 sq. feet)



All measurements are approximate. Plans are not drawn to scale and are for illustrative purposes only. Any outbuildings may not be positioned correctly and are not included in the floor and grand total areas, but unheated and external spaces attached to the main property are.

LJT Surveying Ringwood

Total area: approx. 315.1 sq. metres (3391.3 sq. feet)









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