



Castleman Gardens

Ashley Heath, Ringwood, BH24 2AY

SPENCERS
NEW FOREST

The Property

A very spacious, detached four bedroom bungalow, situated in a select development within the sought after location of Ashley Heath.

This well presented home features a generous, open-plan fitted kitchen and a bright, spacious living room, with views over the private rear garden.

The property also boasts attractive gardens, ample parking, a secondary driveway, additional parking spaces and a garage.

- An attractive entrance hall with oak style internal doors.
- A spacious living room with a bright aspect overlooking the gardens, with patio doors leading out onto the rear terrace.
- A generous open plan kitchen/dining room with an excellent range of base, wall and drawer units, with ample work surfaces over.
- Built-in appliances include an electric oven, a gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher.
- A separate dining/breakfast area with an attractive wood effect flooring.
- Four well-appointed bedrooms, including a master bedroom with an ensuite bath and shower room.
- Family bathroom with three-piece suite including a shower over the bath and fully tiled walls.



2



4



2



The Situation

The property is situated in a sought-after location within the beautiful Ashley Heath, close to the Ringwood Forest and Moors Valley Country Park and golf course, with acres of natural woodland ideal for walking, cycling and riding. There is also a local convenience shop and bus stop within a short distance. The popular market town of Ringwood is approximately 1.5 miles distant, offering an excellent variety of shopping facilities, boutiques, cafes and restaurants as well as two supermarkets and two leisure centres. For commuters, the A338 provides easy access to the larger coastal towns of Bournemouth and Christchurch (approx. 8 miles South) and the easily accessible A31 links to Southampton, (approx. 18 miles East) via the M27. There are international airports at both Bournemouth and Southampton.

Additional Information

Council Tax Band: F

Broadband Speed: 1000 Mbps (Ultrafast)

Heating: Gas central heating

Drainage: Mains connection

Water: Mains connection

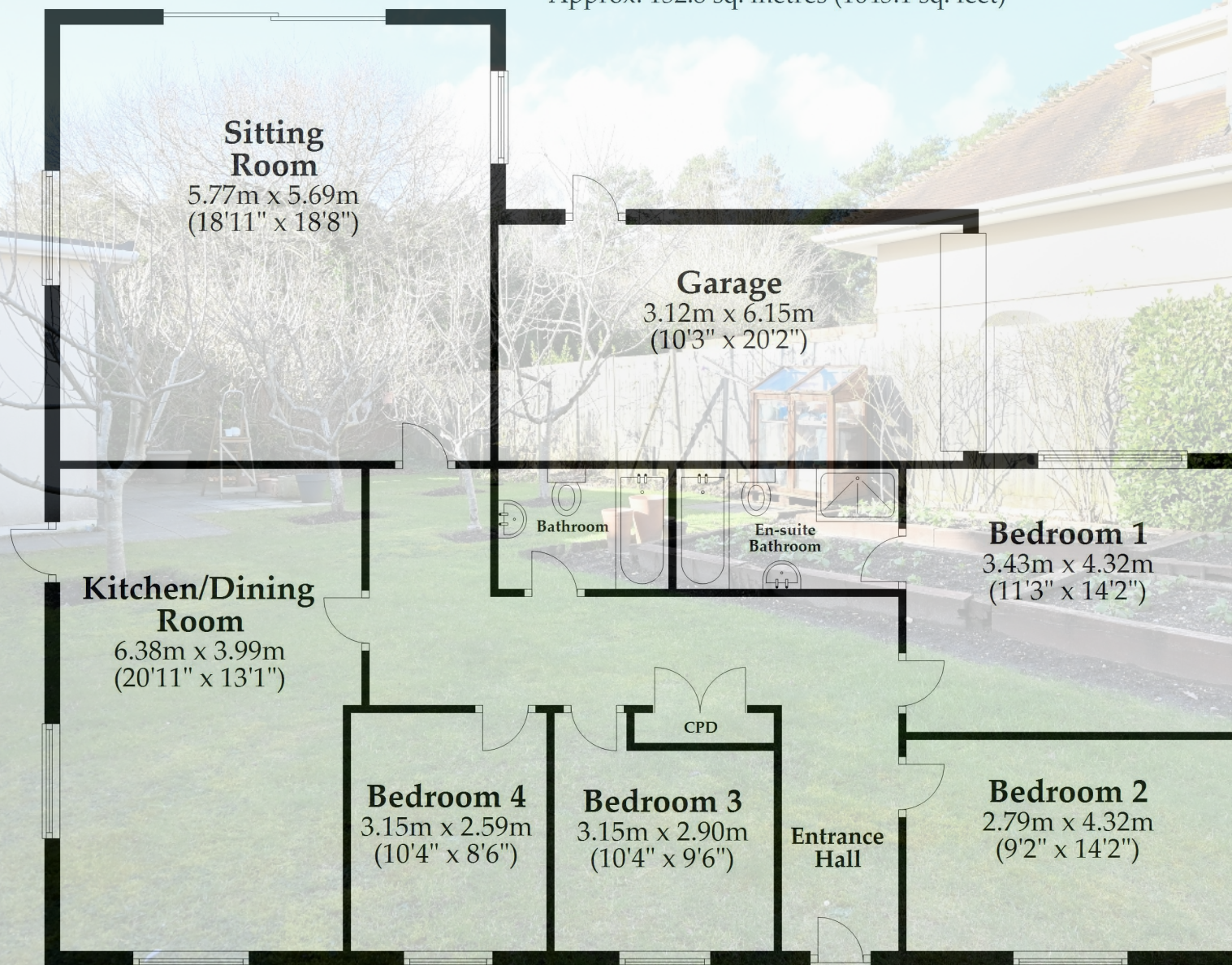
Energy Efficiency Rating: C Current: 70C Potential: 84B

FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 152.8 sq. metres (1645.1 sq. feet)



Total area: approx. 152.8 sq. metres (1645.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Grounds & Gardens

The property is approached into an attractive paviour drive, with plenty of parking. The gardens consist of lawn, which is screened by tall hedging. A separate drive with additional parking leads to the garage.

The rear gardens are nicely enclosed and laid to lawn and feature a small orchard and vegetable garden. There is also a terrace adjacent to the lounge.

Directions

Exit Ringwood along the A31 heading west, come off on the Ashley Heath Roundabout and take the third exit signposted to Horton. Head down Horton Road and continue for about a mile. On your right hand side, you will find the entrance to Castleman Gardens, turn into here and you will find the property on your left hand side.



Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com