



Ashley Drive South

*Ashley Heath, Ringwood, BH24 2JS*

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## The Property

A wonderful opportunity to purchase a three bedroom detached chalet bungalow situated in one of Ashley Heath's most desirable roads. Benefiting from a glorious private garden the property presents enjoyable internal and external living.

A bracket canopy entrance porch leads through to an open and inviting hallway which provides access to:-

- A large ground floor double bedroom benefitting from dual aspect light and fitted wardrobes
- Spacious dining room with patio doors leading to the delightful terrace and garden
- Front facing kitchen with a blend of oak floor and wall mounted cabinets complemented by fitted appliances. The kitchen area then leads through to a side garden/boot room providing a great area for utilities and further storage
- Sitting room with a focal point fireplace and a picture window overlooking the rear garden
- Shower room with modern tiled wall panels, WC and hand basin

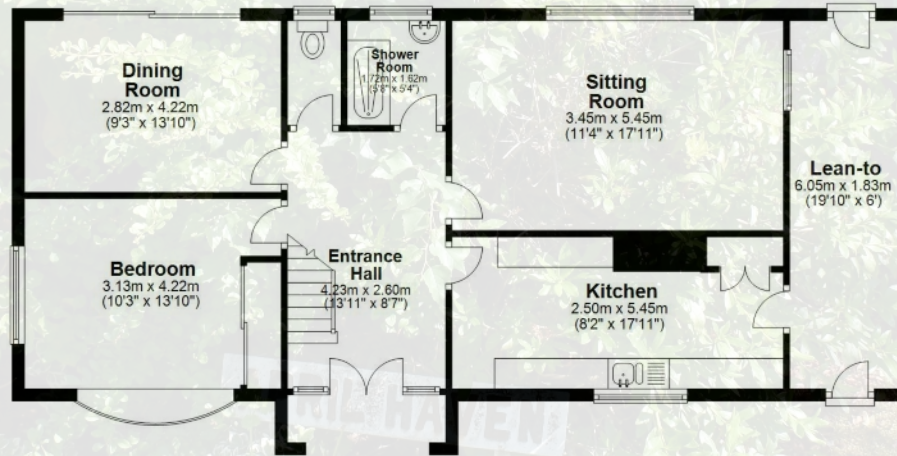
A wooden slatted staircase leads upstairs to:-

- Two spacious double bedrooms both benefitting from lots of light via Velux windows
- Family bathroom adjoining the main landing

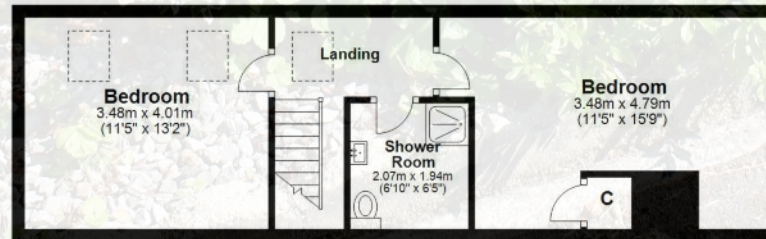


# FLOOR PLAN

## Ground Floor



## First Floor



Total area: approx. 153.4 sq. metres (1651.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.

Plan produced using PlanUp.





## The Local Area

The property is situated in a sought after road within Ashley Heath, close to the beautiful Ringwood Forest and Moors Valley Country Park and golf course, with acres of natural woodland ideal for walking, cycling and riding. The superb and well regarded St Ives Nursery and Primary School is within walking distance, and the local convenience shop and bus stop are located nearby. 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.

## Directions

Exit Ringwood along the A31 heading west, come off at the first Ashley Heath roundabout and take the last exit onto the Horton road. Proceed along this road for about a mile and then turn left into the Woolsbridge road and continue for 500 yards. Turn left into Sandy Lane and continue for half a mile until you reach Ashley Drive South on your left. Proceed for 300 yards before turning left again where the property will be found situated on the left hand side.



## As The Crow Flies....

St Ives Nursery & Primary School	0.4 miles
Moors Valley Country Park	2.5 miles
Ferndown Golf Course	3.2 miles
Ringwood Town	4.3 miles
Ringwood School & Sixth Form	4.7 miles
David Lloyd	5.3 miles
Bournemouth Airport	6.4 miles
Bournemouth Hospital	6.4 miles



## Grounds & Gardens

- Outside the property is equally as impressive with highlights such as a large frontage with offering parking for several vehicles
- A carport that leads onto a detached tandem style single garage
- The rear garden is beautifully enclosed via quaint fencing and mature shrubs and hedges
- The rear of the house leads onto a spacious patio that is wonderfully accented by a Pergola with mature vines wrapping around it
- The rest of the garden is mainly lay to lawn and is a great sun trap for the summer months



## Services

Energy Performance Rating: E

Council Tax Band: E

All mains services connected

## 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:

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