



Woolsbridge Road

Ashley Heath, Ringwood BH24 2LZ

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The Property

A spacious and well-presented detached bungalow located in the highly sought-after area of Ashley Heath. The property features many highlights; in particular the well-proportioned rooms and the welcoming feel the bungalow possesses. The property enjoys a peaceful and secluded feeling, due to being set back from the road, behind gates, and has well-kept grounds.

- Spacious and welcoming entrance hall featuring curved walls
- Large kitchen, with a pleasant outlook to the rear garden, and adjoining utility room
- A bright and strikingly spacious L- shaped living/dining room
- A modern, spacious conservatory, which due to its sheer size could be utilized as a further living or dining area
- A spacious master bedroom suite boasting a generous amount of fitted wardrobes as well as an En suite
- Two further double bedrooms of generous proportions
- An additional fourth bedroom, which could be ideal as an office/home study
- Integral double garage

FLOOR PLAN

Ground Floor

Approx. 173.6 sq. metres (1868.3 sq. feet)



Total area: approx. 173.6 sq. metres (1868.3 sq. feet)

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





Services

Energy Performance Rating: D Current: 62 Potential: 76
 Council Tax Band: F
 Available download speeds of 80 Mbps (Ofcom)
 All Mains Connected

Directions

Exit Ringwood along the A31 heading west and proceed for approximately 2 miles, proceeding onto the Ashley Heath roundabout. Take the third exit to enter the Horton road. Continue for approximately another 1 mile before turning left onto Woolsbridge Road, where the property can be found approximately 0.5 miles down the road on the left.

The Situation

Situated in Ashley Heath, this attractive home is just moments away from the beautiful Moors Valley Country Park, set in acres of natural heath and woodland incorporating a adventure playground, trail, and golf course and offering an idyllic setting for a range of outdoor pursuits such as cycling. The market town of Ringwood is just a couple of miles away offering a comprehensive range of shops, cafes and restaurants as well as two leisure centres. For the commuter the A31 is easily accessible, providing links to; the A338 for Bournemouth and Christchurch (approx. 8 miles south), and to Salisbury (approx. 18 miles north); and the M27 for Southampton (approx. 18 miles east).





Grounds & Gardens

- Set in a sought-after location, the bungalow is set back from the road and has a pleasant exterior
- Approached via block paved drive, behind a 5 bar gate
- Private and secluded rear gardens which are mainly laid to lawn, complemented by a patio.

The Local Area

Ringwood is positioned on the edge of the New Forest, yet is just a short drive from the coast. It is an increasingly popular destination for home hunters having undergone a re-identification; the old cattle market has been transformed into a stylish shopping quarter with names such as Aga, Hobbs, Joules, Waitrose and Waterstones. The adjacent high street has retained its character, with a traditional weekly market and a selection of independent and high street shops, cafes and restaurants. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is just an hour away via a train from Southampton Parkway. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both of which have airports that are easily accessible.

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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