



Ashley Park

*Ashley Heath, Ringwood, BH24 2HB*

SPENCERS  
NEW FOREST





## The Property

A wonderful opportunity to acquire a detached bungalow, located in a sought-after position in Ashley Heath. This three double bedroom property, set in a quiet position, is presented in fine order, yet equally offers an excellent opportunity to be modernised/refurbished. Offered to the market with no forward chain.

A storm covered entrance porch leads to a bright and spacious hallway providing access to:-

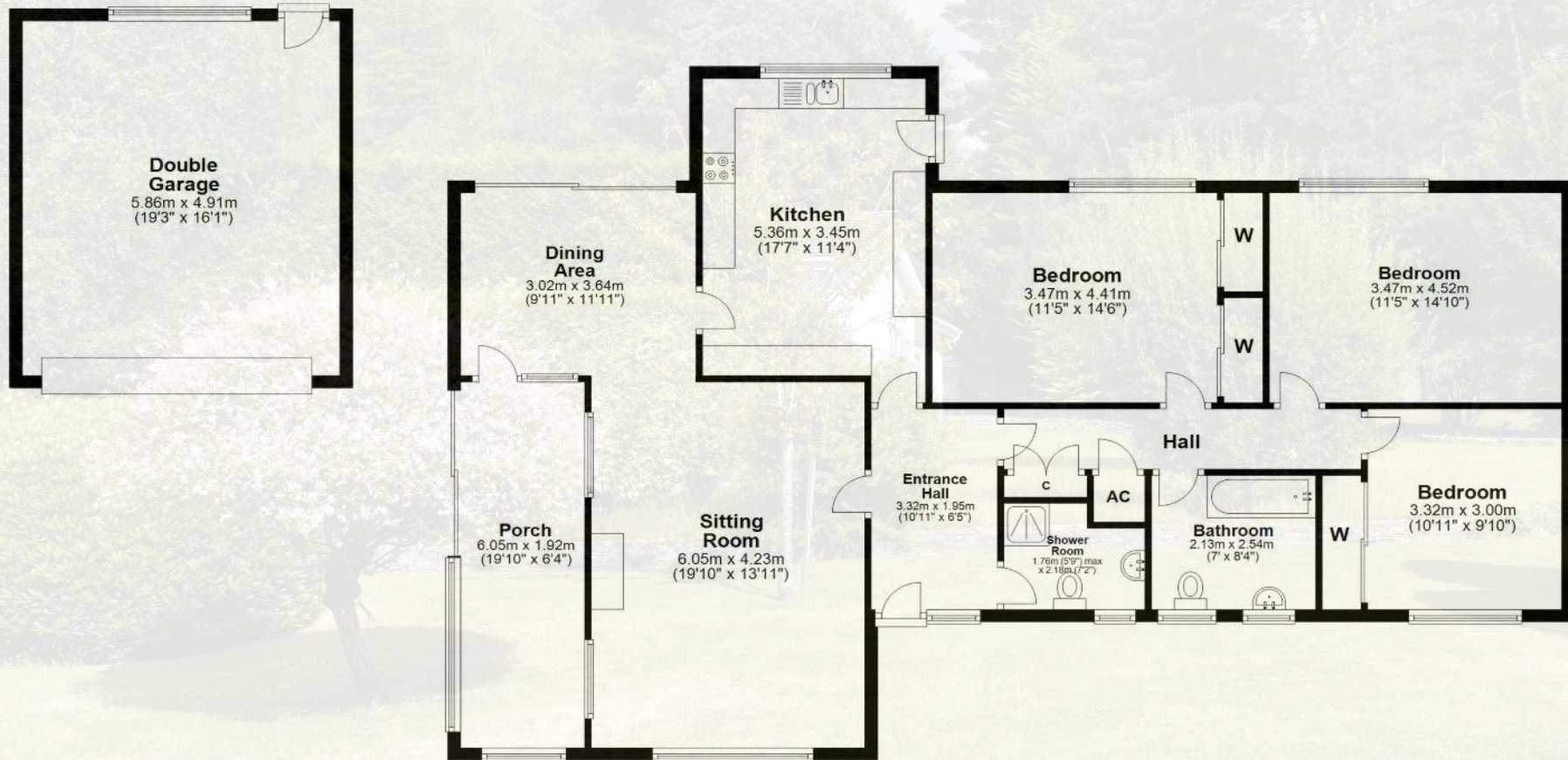
- A sizable and impressive front to back sitting room/dining room with a quaint outlook over both the front and rear gardens. This area also provides access to a side glass covered porch which leads to the garage area.
- A well-maintained four wall kitchen breakfast area benefiting from an array of fitted low-level and high-level cabinets and integral appliances there is also rear garden from here via a back door
- Shower room with WC and basin
- Principal bedroom with a bank of fitted wardrobes and a delightful outlook onto the rear garden
- Second bedroom with space for fitted cupboards and another view over the private rear garden
- Third bedroom benefiting from fitted wardrobes and a green outlook over the front lawn and Salix flamingo tree
- Family bathroom incorporating a bath, WC and handbasin



 2    3    2

# FLOOR PLAN

## Ground Floor



Total area: approx. 166.6 sq. metres (1793.6 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.





## Services

Energy Performance Rating: D

Available download speeds of Mbps (Superfast Ofcom)

All Mains Connected: F

Council Tax Band:



## Direction

Exit Ringwood via the A31 heading west, exit at the Ashley Heath roundabout and take the 3rd exit onto Horton Road. After approximately ½ a mile, turn right into Ashley Park. The property can be found situated after a short drive on your right hand-side.



## Grounds & Gardens

The property benefits from a beautifully maintained front garden with a tarmac driveway and double garage. The rear garden is just as impressive and is mainly laid to lawn, dispersed with a range of trees, shrubs and flowers. Mature hedging surrounds the rear garden creating a tranquil and private space. There is a terraced area which soaks up the late afternoon and evening sun, perfect for alfresco dining.

## The Situation

This charming home is located in an exclusive residential area backing onto the Castleman Trailway, adjacent to the beautiful Ringwood Forest, incorporating the Moors Valley Country Park (and golf course), an idyllic location for outdoor pursuits. The historic market town of Ringwood is approximately about two miles distant, and offers a superb range of independent and high street shops, cafes and restaurants, as well as two supermarkets and superb leisure facilities. The easily accessible A31 and A338 provide links to larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), Salisbury (approx. 18 miles north) and Southampton (approx. 20 miles east). There are international airports and mainline train stations at both Bournemouth and Southampton, and regular National Express coaches to Victoria from Ringwood.



## 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 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](http://www.spencersnewforest.com)