



FELLS

NEW FOREST PROPERTY

Pembroke Horton Road, Ashley Heath

Ringwood

£675,000



Pembroke Horton Road

Ashley Heath, Ringwood

A four double bedroom, three reception room detached family home | Double garage | Generous corner plot | Approx 1,703 Sq Ft | Approx 0.24 acre plot | Situated in the heart of Ashley Heath, directly next door to the Castleman Trailway | Within walking distance to Moors Valley Country Park. Council Tax band: F

Tenure: Freehold

- Double Garage
- Two Driveways - Ideal For Storing A Boat, Caravan Or Motorhome
- Four Double Bedrooms
- Master Bedroom With En-Suite
- Utility Room
- Study
- Within Walking Distance Of Moors Valley Country Park And Ringwood Forest
- South Westerly Rear Garden
- Approx 0.24 Acre Plot
- Next To The Castleman Trailway



Entrance Hall

Under stairs storage cupboard and additional storage cupboard for coats etc. Doors leads to all principle rooms on the ground floor. Staircase rises to the first floor landing. LVT wood effect flooring flows throughout the majority of the ground floor rooms.

Kitchen

A range of cream coloured base level cupboards and drawers with matching wall hung cabinets. Granite work surfaces. Window overlooks the rear garden with the sink positioned below. Neff induction hob with an extractor above. Integrated fridge freezer. Neff double oven with grill. Neff integrated dishwasher.

Utility Room

A range of base level cupboards and wall hung cabinets match the kitchen units with granite worktops. Space for a washing machine and tumble dryer. Within a tall cupboard is the Glowworm Ultracom 18HXI boiler. Window overlooking the driveway.

Study

Currently set up as a gym area. Window overlooking the front garden.

Ground Floor Shower Room

Push button WC. Wash hand basin. Shower cubicle. Opaque window to the front aspect.

Dining Room

French doors open onto the rear garden. Plenty of space for a dining table and chairs. Archway opening leads into the Sitting Room.

Sitting Room

A spacious sitting room with an Adams gas fireplace in the corner of the room. Sliding doors lead directly into the rear garden. Box bay window overlooks the side garden.



First Floor Landing

Doors lead to all first floor rooms. Airing cupboard with slatted shelving, houses the hot water cylinder. Access to loft space.

Bedroom One

A good size double bedroom with a rear garden aspect. Built in double and single wardrobes.

En-Suite

The en-suite comprises of a panelled bath, wc, bidet, wash hand basin and enclosed shower cubicle. Opaque window to the front aspect. Fully tiled.

Bedroom Two

A double bedroom which overlooks the rear garden. Built in double and single wardrobes.

Bedroom Three

A double bedroom with a view over the side garden. Built in double wardrobe.

Bedroom Four

A double with a view over the rear garden.

Family Bathroom

A P shaped bath with thermostatic shower valve and tiled surround. Push button wc. Vanity unit with wash hand basin. Half tiled walls. Opaque window to the front aspect.





FRONT GARDEN

The front of the property has two shingle driveways, which is ideal for anyone with a boat, motorhome or caravan etc. An area of lawn is interspersed with bushes and tree's and the boundary hedges provide a high degree of privacy. There is plenty of parking and access to the double garage.

REAR GARDEN

The South Westerly rear garden is a very good size, which wraps around the side of the property and is mainly laid to lawn with high hedging to all the boundaries, which provides plenty of privacy.

GARAGE

Double Garage

The double garage has two single doors and has the benefit of power and light. On the outside of the double garage, there is an electric vehicle charging point.

ON DRIVE

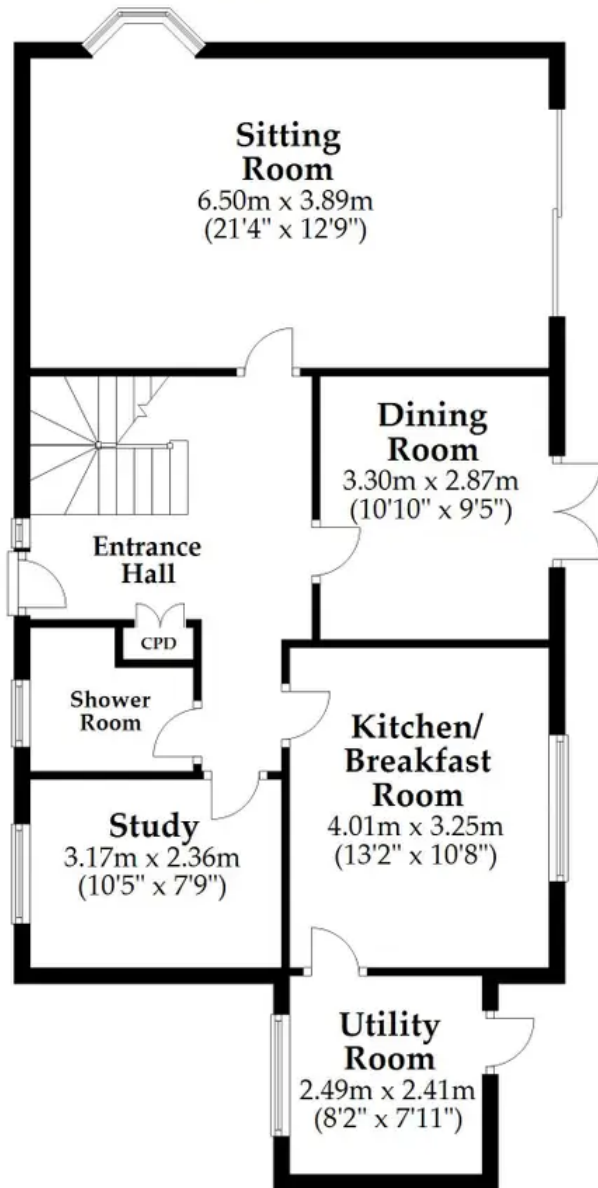
7 Parking Spaces



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

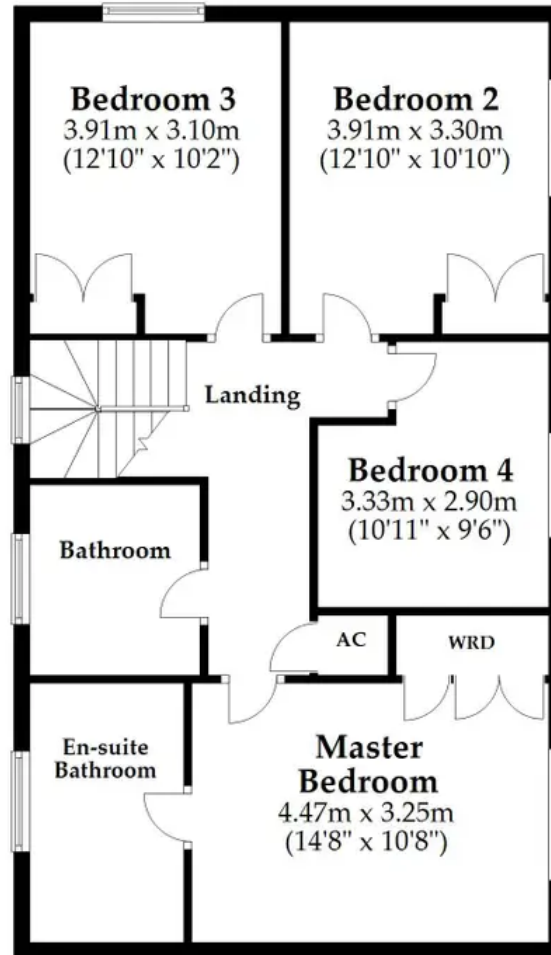
Ground Floor

Approx. 80.7 sq. metres (868.6 sq. feet)



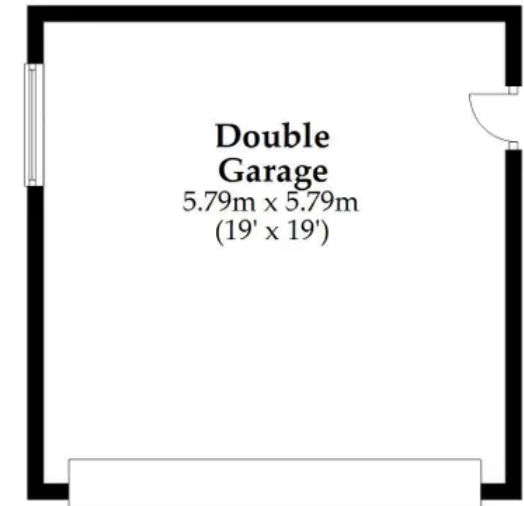
First Floor

Approx. 77.6 sq. metres (835.2 sq. feet)



Garage

Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 191.8 sq. metres (2064.8 sq. feet)

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



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