



FELLS

NEW FOREST PROPERTY

41 Ashley Park, Ashley Heath

Ringwood

Guide Price £800,000



41 Ashley Park

Ashley Heath, Ringwood

A three double bedroom contemporary style bungalow | Predominantly South facing 0.30 plot | Heated swimming pool with an electric hydraulically operated pool cover | Expansive sandstone paved patio | Aluminium framed plastic coated gazebo | Direct access onto Ringwood Forest | Detached double garage.

Council Tax band: F

Tenure: Freehold

- Double Garage
- 0.30 Acre Plot
- South Facing Garden
- Direct Access Onto Ringwood Forest
- Master Bedroom With En-Suite
- Contemporary Style Bungalow
- Expansive Sandstone Patio
- Heated Swimming Pool



Front Entrance Vestibule

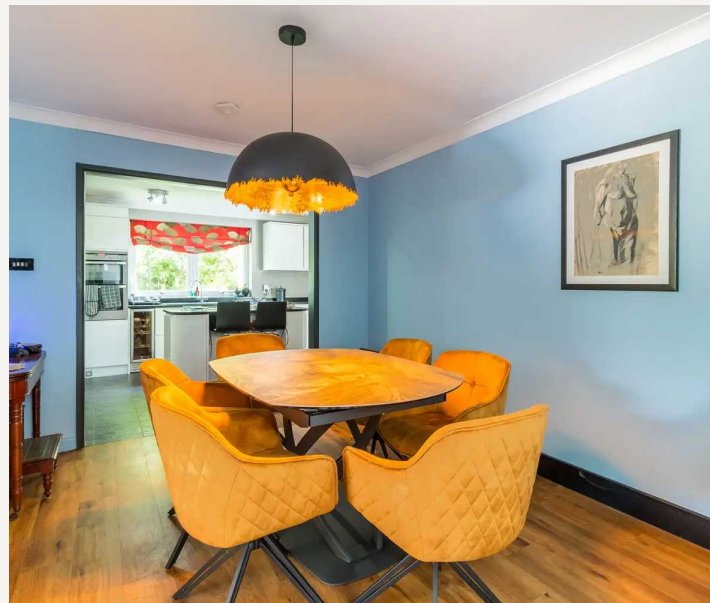
Indian sandstone paved steps lead up to the Everest composite front entrance door with four opaque double glazed window panels. Karndean oak effect LVT flooring. Skirting radiator. Fitted double cloaks cupboard, also housing the consumer unit. Bi-folding door leads into the split level upper and lower lounge.

Lounge

Karndean oak effect LVT flooring throughout. The upper lounge has a West Country Fires contemporary style log burner set into a custom built housing (installed 2015) with log storage to either side and a polished granite hearth. Skirting radiator, smoke/carbon monoxide detector. Bi-folding doors provide access into the adjacent dining room and an obscured double glazed picture window provides borrowed light. Step down into the lower South facing lounge area. Full width bi-folding doors (installed 2016) with 'pull down' thermal integral blinds (installed 2023), provides access onto an expansive patio area and the swimming pool. Wall hung media cabinet with provision for a wall hung television above. Further skirting radiator.

Dining Room

Approached via double bi-folding doors from the upper lounge. Space for a dining table and chairs. Karndean oak effect LVT flooring. Skirting radiator, smoke/carbon monoxide detector. Sliding double glazed patio doors leads directly into the Garden Room. An opening leads directly into the Kitchen.



Kitchen

'Star Galaxy' granite worktops and back stands with an inset single drainer and Franke boiling 'swan' neck tap.

Comprehensive range of white gloss finish base cupboard and drawer units, one housing the Baxi central heating and hot water boiler (installed 2011) with LED plinth lighting. Integrated Zanussi dishwasher, wine fridge, 'eyeline' AEG electric fan assisted double oven and grill with cupboards above and beneath, adjacent AEG microwave oven and AEG coffee machine. Wall hung kitchen cabinets match the base units. Centre island and breakfast bar with 'star galaxy' granite worktop and inset AEG four ring induction hob. White gloss finish cupboards beneath and space for two bar stools. Tall integrated 'side by side' fridge and freezer with cupboards above and beneath. Adjacent tall larder with racking and bottle rack. Kitchen door provides access to the side passageway on the North side of the property. The tiled flooring flows into the Utility Room.

Utility Area

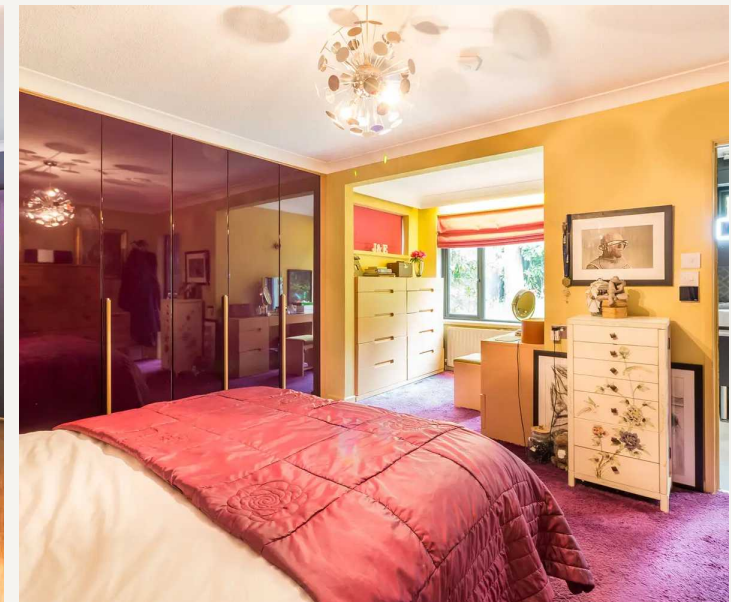
Granite work top with an inset composite single drainer sink with 'swan neck' tap and cupboard and drawer units beneath. Archway leads to an area with space and plumbing for a washing machine (currently stacked with a tumble dryer).

Garden Room

Approached from the dining room via PVCu double glazed sliding patio door. Grey wood laminate tongue & groove flooring. Roof light. Smoke/carbon monoxide detector. Double glazed casement doors provides access to the side pathway, on the North side of the property. Wall mounted Dimplex convection radiator. Note; the garden room roof was replaced in 2012, and integrated into the main roof joist structure.

Inner Hall

From the upper lounge a panelled door provides access to the inner hall, with doors leading to all bedrooms and the bathroom.



Master Bedroom Suite

With a bi-folding door from the inner hall. Wall to wall fitted wardrobes with aubergine gloss finish wardrobe doors, by John Lewis- offering plentiful clothes hanging space and storage. Fitted light oak veneered eight drawer unit and a dressing table, both by John Lewis. PVCu double glazed bay window with pelmet and concealed fluorescent strip light above. Smoke/carbon monoxide detector.

En-Suite Shower Room

Approached from the Master Bedroom (Refurbished in 2022). Full porcelain tiling. Roca sanitary ware. Close coupled wc with a concealed cistern with Roca chrome flush plate. Roca double vanity unit with contemporary style chrome mixer taps. Shaver socket. HiB double mirror fronted medicine cabinet with LED light. HiB LED shaving mirror. Full width shower enclosure with glazed side screen and a cascade overhead shower. Roca thermostatic shower valve control. Electric under floor heating. Ventaxia extractor. High set PVCu double glazed window.

Bedroom Two

A double bedroom. A range of fitted bedroom furniture including book shelves, two double wardrobes, matching corner airing cupboard with factory lagged hot water cylinder, slatted shelving, two bedside cabinets, three double box cupboards above and fitted dressing table. Smoke/carbon monoxide detector. PVCu double glazed sliding patio door provides access to the South facing sandstone patio and swimming pool.

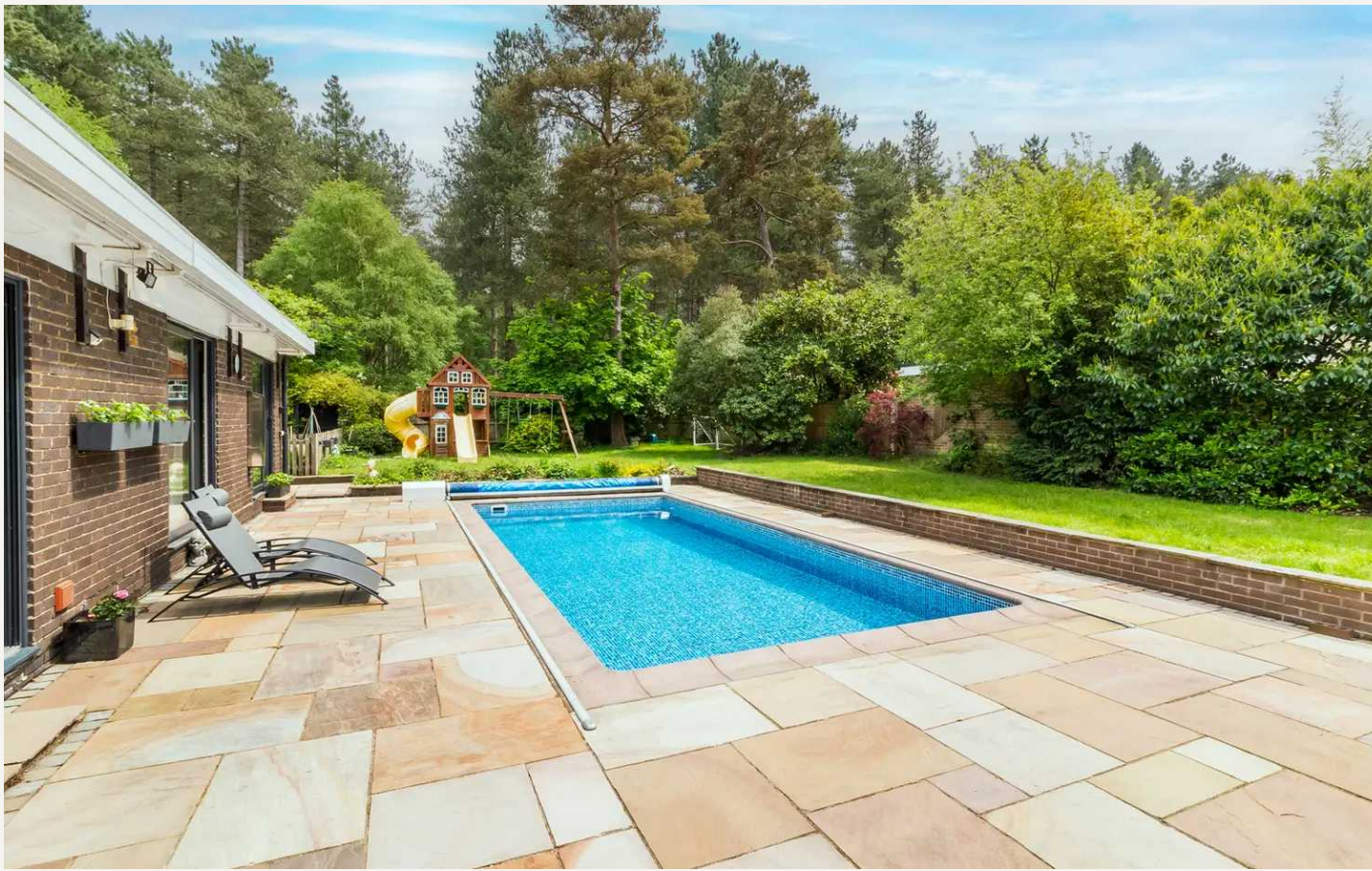
Bedroom Three

Currently repurposed as a study/occasional bedroom. A bespoke range of light oak veneered study furniture, including a computer desk unit, filing cabinet, wall mounted internally lit display cabinet with box file storage shelving to either side. Matching tall unit with a 'pull down' 4ft bed. Dimplex fan assisted convection radiator. PVCu double glazed patio doors with a fitted sun blind and pelmet with concealed light above, provides access to the expansive sandstone patio and swimming pool. Smoke/ carbon monoxide detector.

Family Bathroom

Renovated in 2013. Fully tiled. White contemporary style double ended bath tub. Close coupled wc. Vanity unit with drawers beneath and mirror fronted cabinet above. Shaver



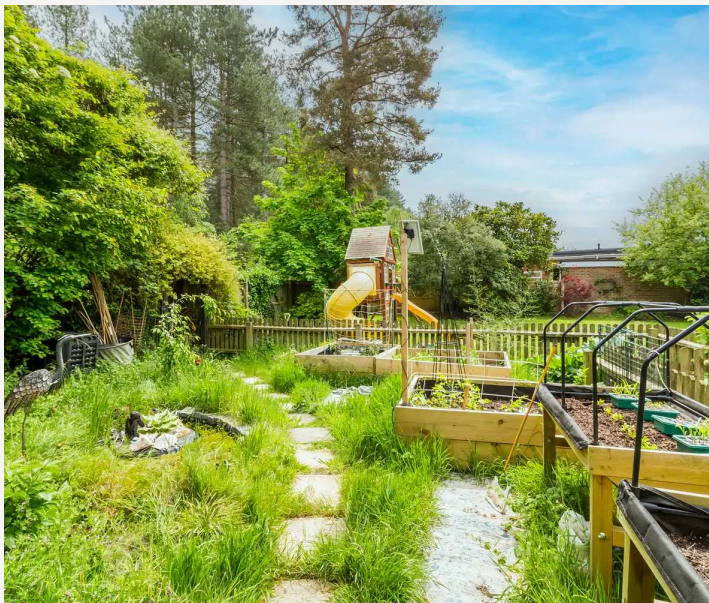


FRONT GARDEN

The open plan front garden area is mainly laid to lawn, but with a magnificent mature liquid amber tree framing the bungalow's front elevation. Plentiful driveway parking extends into a hammer head where there is sited a detached double garage with with manually operated 'up & over' door.

REAR GARDEN

Adjacent to the garage a wrought gate leads via a sandstone paved pathway into the South facing garden area, featuring a 9m x 4m heated swimming pool with integral steps (relined in 2018 with heavy duty increased thickness material), an electric hydraulically operated pool safety cover (replaced in 2020), and an expansive wrap around sandstone paved patio, with shade provided by three large Brustor electric sun awnings (installed in 2016). A gazebo is also sited on the patio, suitable for alfresco dining/entertaining. There is also a strengthened 2m x 2m platform suitable for a hot tub with a nearby power supply. The remainder of this area of garden is laid to an L shaped lawn. In the garden area at the rear of the bungalow, are the ancillaries for the swimming pool (a new heat pump was installed in 2015). Wicket fencing also encloses a wild flower garden with an ornamental pond and a vegetable plot. A gate set into the rear fence line provides direct access onto Ringwood Forest. A further wicket gate also provides access to a paved side access way, where there is a metal 'police rated' bicycle store, and a further gate leading back to the front garden.



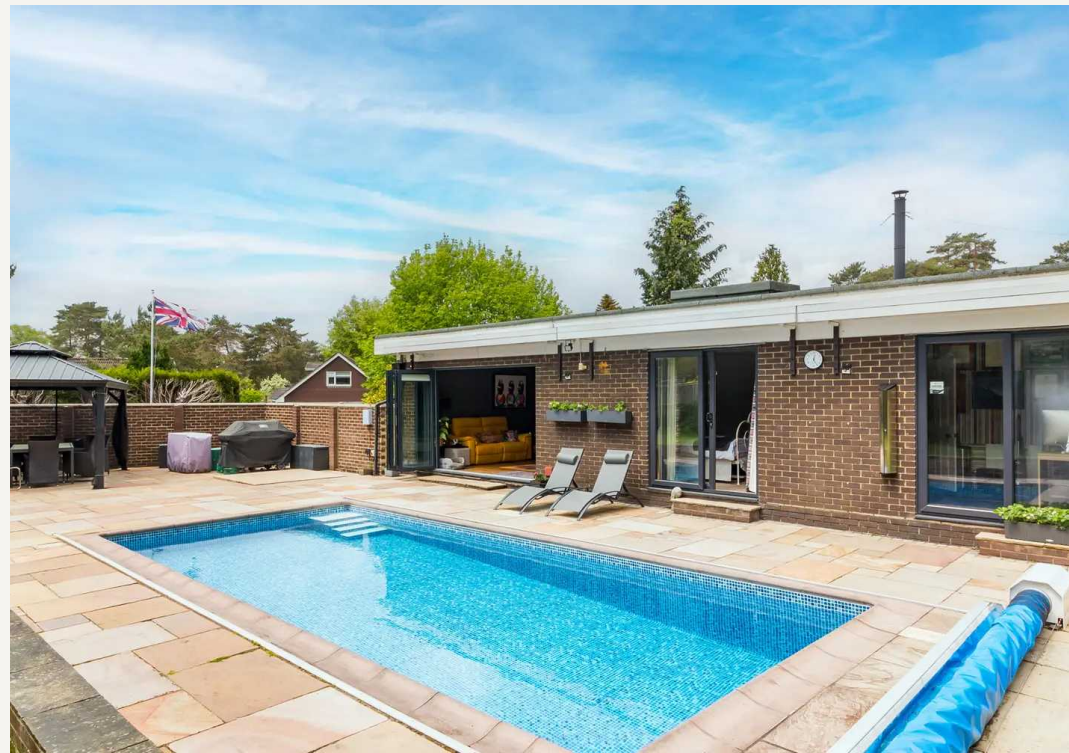
GARAGE

Double Garage

A double garage with manually operated 'up and over' door. Power and Light.

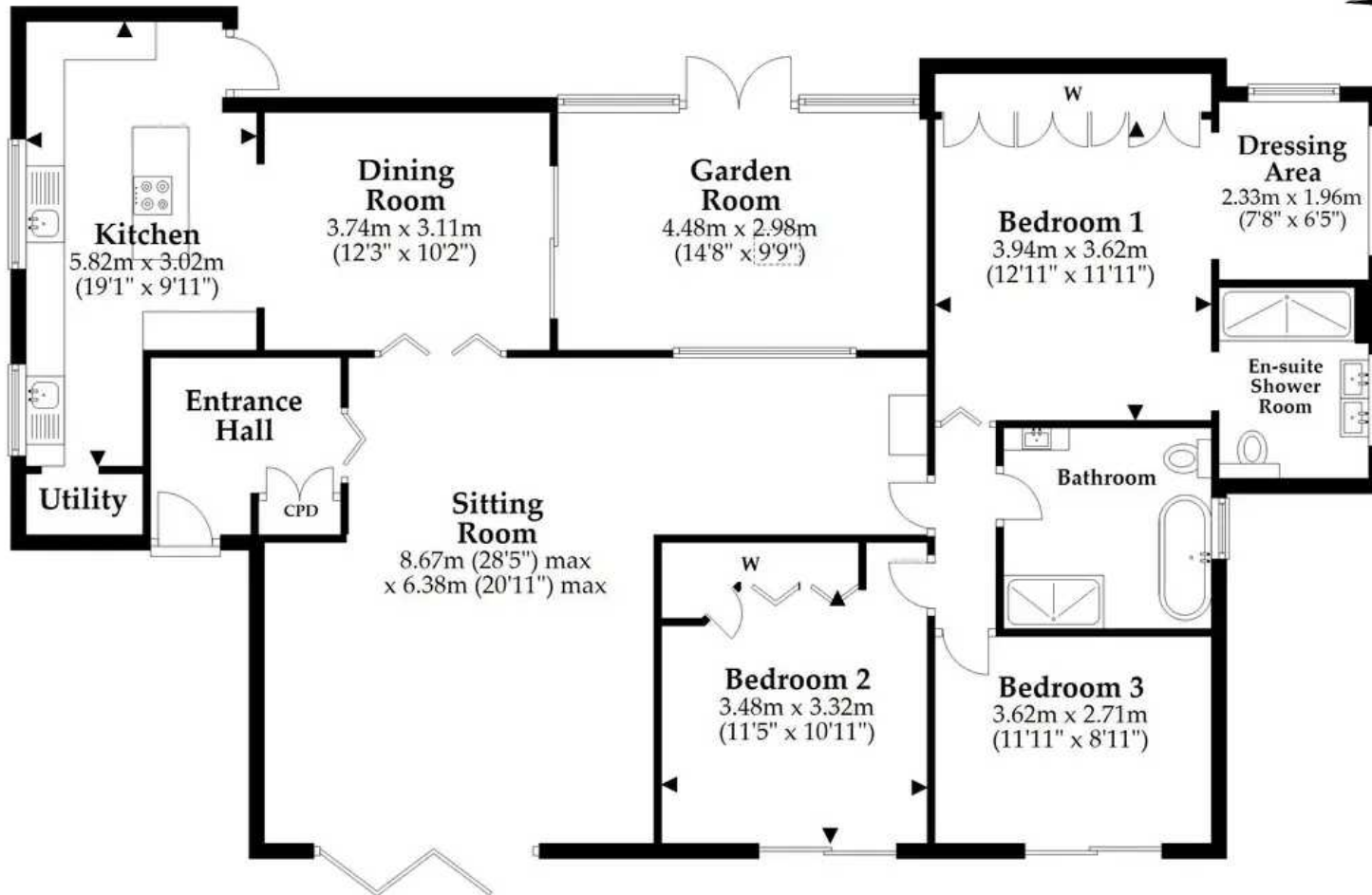
ON DRIVE

6 Parking Spaces

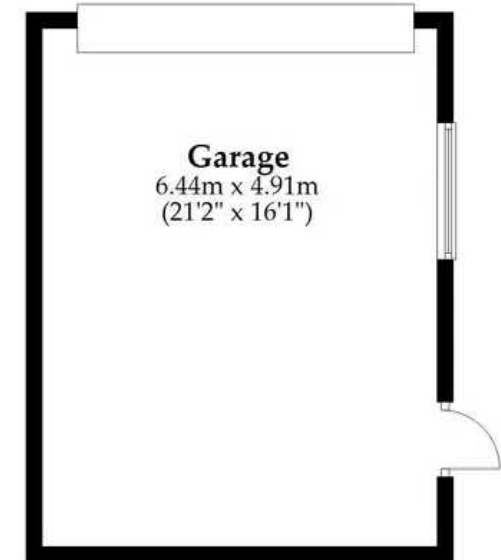


Ground Floor

Approx. 150.8 sq. metres (1623.5 sq. feet)



Garage
Approx. 31.6 sq. metres (340.4 sq. feet)



Total area: approx. 182.4 sq. metres (1963.9 sq. feet)

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





You can include any text here. The text can be modified upon generating your brochure.

