



FELLS

NEW FOREST PROPERTY



6 Evergreens, Ashley Heath

Ringwood

Guide Price £975,000



6 Evergreens

Ashley Heath, Ringwood

A beautifully presented four bedroom detached residence | Approx 0.39 acre | A spacious well appointed kitchen/dining room | South West facing orangery style conservatory | Master bedroom with en-suite | Large landscaped South West facing rear garden enjoys total privacy | Detached double garage.

Council Tax band: F

Tenure: Freehold

- Double Garage
- Four Double Bedrooms
- Master Bedroom With En-Suite
- Study
- Utility Room
- Approx 0.39 Acre Plot
- Beautifully Landscaped South West Facing Rear Garden
- Sought After Cul De Sac Location
- Ground Floor Bedroom
- [Click The Video Tab To Watch The Property Video](#)



Entrance Hall

A staircase rises out of the hallway to the galleried first floor landing. Deep under stair recess. Double built in cloaks cupboard with clothes hanging rail and a shelf above. Control box for burglar alarm. Further built in shelved storage cupboard.

Shower Room

Half tiled with a dado rail above. White suite with close coupled wc, pedestal basin with glass shelf and mirror above, shower cubicle with full height tiling and glazed screen door. Thermostatic shower valve.

Bedroom Four/Dining Room

A front aspect double bedroom, which is currently used as a Dining Room. Telephone point. TV aerial point.

Lounge

Approached via glazed double doors from the hallway. A double aspect room including timber framed sliding patio doors that provide direct access into the South facing conservatory, also two high set timber framed double glazed windows to either side of a cast iron fire surround with a fitted gas coal/flame effect fire with marble hearth (Note: the lounge is served by a chimney). TV aerial point. Telephone point

Orangery Style Conservatory

Approached from the lounge or study. Cavity brick picket walls. Timber framed glazed picture windows with sun blinds provide an uninterrupted view across the landscaped South West Facing rear garden. Double glazed roof panels. Three pendent ceiling light and fan combination. Wall light point. Tiled floor. TV aerial point. Double side French doors provide access to the rear garden and patio. The conservatory is also centrally heated.





Study

Multi-pane double glazed door provides direct access into the orangery style South West facing conservatory. Telephone point. BT master 5c socket for internet access.

Dining Room Area

Plenty of space for a dining table and chairs. Front aspect casement window. TV aerial point. Ceramic tiled floor flows into the kitchen.

Kitchen/Breakfast Room

Centre island with solid oak worktop and mid grey finish cupboard and drawer units beneath. Space for two bar stools. Around the perimeter of the kitchen are corian style worktops with tiled splash backs. Inset Caron white stone resin one and a half bowl single sink. Integrated Lamona four ring electric hob with externally venting extractor canopy above with multi-speed fan and light. Beneath the worktops are a range of oak finish cupboards and drawers with matching wall hung kitchen cabinets with pelmets and concealed strip lights. Integrated Neff dishwasher. Integrated Bosch eye level fan assisted double oven/grill. Integrated wine fridge and bottle rack. Space for American style fridge freezer with slim cupboard above. Adjacent tall shelved cupboard and tall 'pull out' larder cupboard with racking. Two casement windows view across the rear garden. PVCu opaque double glazed side entrance door.



Utility Room

Hardwood work surfaces with an under mounted belfast style sink with 'swan neck' mixer tap. Cupboards beneath and further wall hung kitchen cabinet and adjacent racking with coat hook beneath. Wall hung British gas 330+ central heating and hot water boiler. Space and plumbing for a washing machine. Space for a tumble dryer. Built in broom cupboard with shelving and external security lighting control unit. Tiled flooring. Side aspect window.

Galleried First Floor Landing

Velux style skylight window. Built in airing cupboard with slatted shelving and factory lagged hot water cylinder with immersion heater. Access to attic space.

Master Bedroom

Front aspect window. Two built in double wardrobes. Fitted light ash finish dressing table. End display unit and two, three drawer units to either side of the dormer bay window. TV aerial point. Telephone point

En-Suite Shower Room

Vanity unit with cupboards beneath and mirror above. Light ash finish wall hung cabinets to either side of the mirror as well as a bridging pelmet above with integral downlighters. Close coupled wc with a concealed cistern. Rolled edge laminated marble effect surrounds above. Further fitted base cupboards with a centre recess, again with laminated marble effect surrounds, and wall hung mirror. Fully tiled shower cubicle with a glazed screen door and thermostatic shower valve. Towel rail. Opaque glazed rear aspect window.

Bedroom Two

A double bedroom with casement window overlooking the rear garden. Built in double wardrobe. TV aerial point.

Bedroom Three

A double bedroom with side aspect casement window. Access to under eaves storage space. Telephone point. TV aerial point.

Bathroom

Half tiled in a period style including a ceramic dado rail. Heritage style close coupled wc. Vanity unit with cupboards beneath. Tempered glass shelf. Mirror. Towel loop. Shaver socket. Panelled bath with a fully tiled surround and bi-folding side scree. Thermostatic shower valve. Mixer tap with a shower attachment.





FRONT GARDEN

The front garden is mainly laid to lawn adjacent to which there is a double width loose gravel driveway with a hammer head parking and turning area, leading to a detached double garage.

REAR GARDEN

The South West facing rear garden is accessed to either side of the property by timber screen gates. The professionally landscaped rear garden comprises of contrasting brick edged paved and brick paved patio areas 'wrapping around' the orangery style conservatory, and also alongside the detached double garage where there is also sited a pergola and a timber garden shed. In all of these areas there are attractively planted borders with an array of ornamental trees and ground cover shrubs. From the patio areas, brick edged pathways frame several large expanses of lawn, again bounded by an array of ground cover shrubs and ornamental trees, which affords the property a high degree of seclusion. A waterfall feature creates a stunning focal point, and incorporates a timber built ornamental bridge where the brick pathways converge, and where there is sited a nearby covered seated arbour for moments of quiet contemplation. Note; The rear garden has external garden lighting, electric power points, and there is also security lighting around the perimeter of the house and double garage.



GARAGE

Double Garage

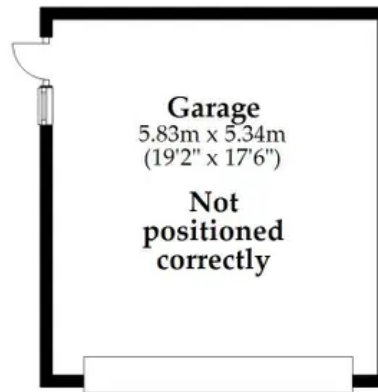
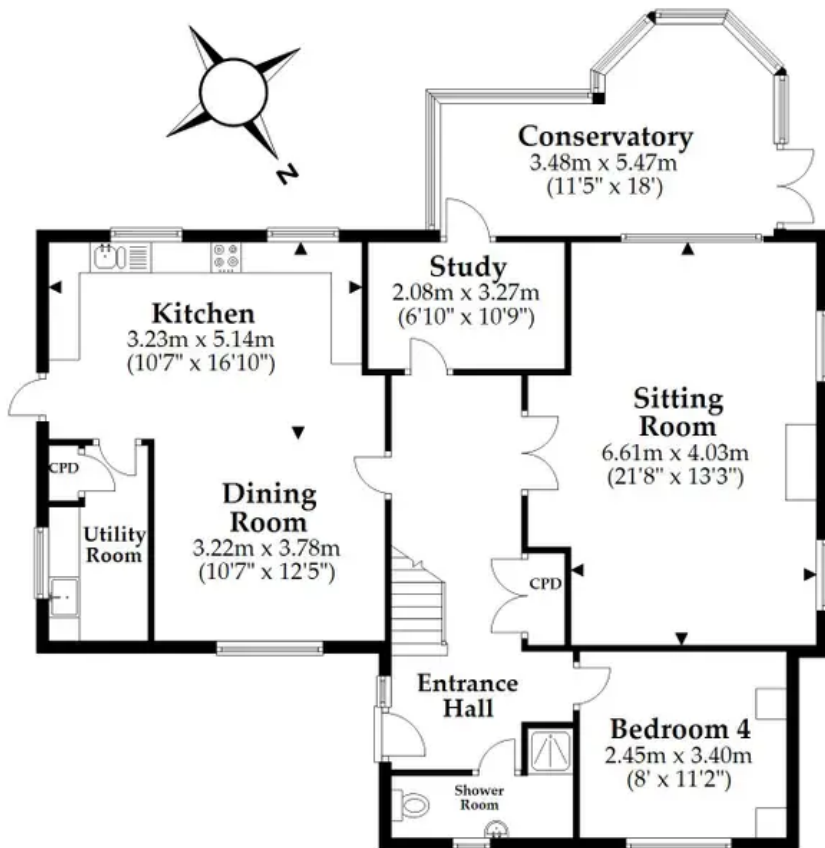
Detached Double Garage with an electric 'up & over door'.
Electric power points and florescent strip lighting.

ON DRIVE

4 Parking Spaces

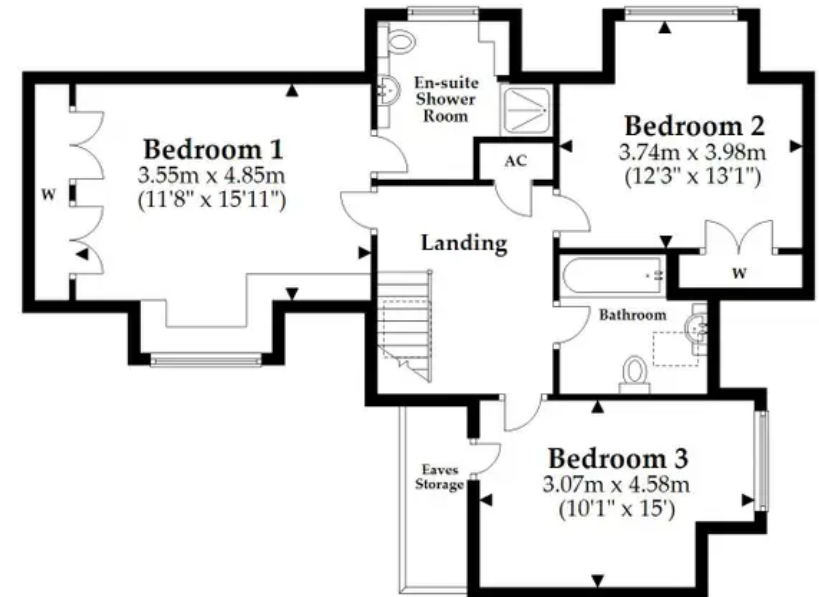
Ground Floor

Approx. 149.9 sq. metres (1613.4 sq. feet)



First Floor

Approx. 72.9 sq. metres (784.7 sq. feet)



Total area: approx. 222.8 sq. metres (2398.1 sq. feet)

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

