



Summercourt 4 Ashley Drive North Ashley Heath BH24 2JL

**WOOLLEY  
& WALLIS**

# WOOLLEY & WALLIS

**Asking price: £850,000**

Four / Five bedroom bungalow set within a desirable location of Ashley Heath on about quarter of an acre with a stunning vaulted ceiling conservatory. Very secluded. Walking distance to Moors Valley Country Park and Castleman Trailway



## The Situation:

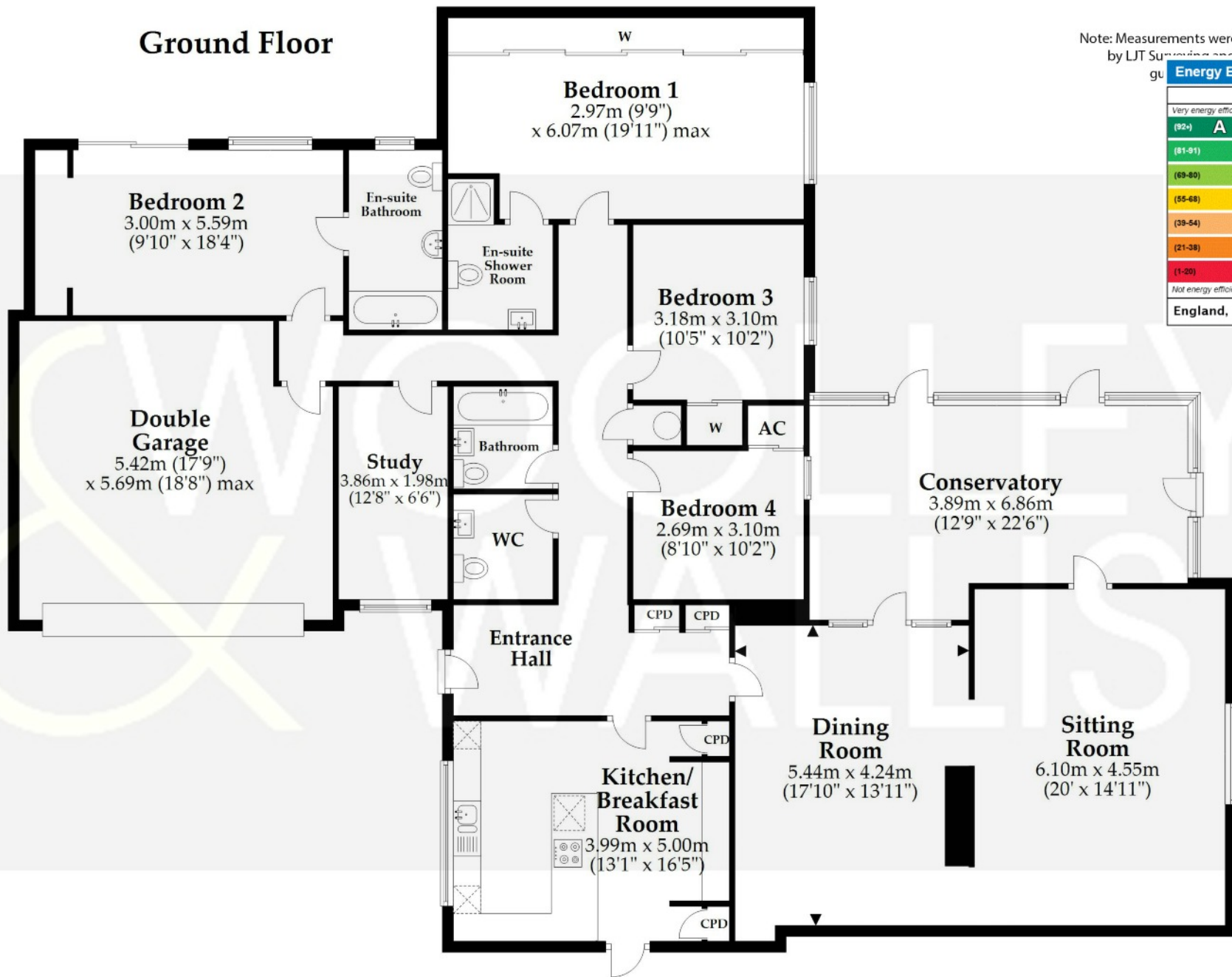
Situated within the sought after and exclusive area within Ashley Heath about 2 miles West of the Avon Valley market town of Ringwood. Ringwood has a weekly street market in addition to a comprehensive range of shops that includes a choice of supermarkets, and various restaurants as well as individual independent shops & a local Post office. There are also excellent recreational facilities and professional services. The New Forest National Park is about 3 miles to the East offering a wide range of pursuits such as cycling, walking, riding & fishing, as well as various boating centres within a reasonable drive on the South Coast notably at Poole, Christchurch and Lymington. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) and the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

## Interior:

The front of the property is clad with an enclosed entrance with an oversized door leading to the hallway. Two double storage cupboards. A half paned door leads to the kitchen/breakfast room with integrated appliances including Microwave, Bosch oven and Bosch hob and fridge/freezer and space for an integrated dishwasher. Breakfast bar for seating with walnut wooden worktops. A cupboard has space for a washing machine and a further cupboard houses the Vaillant boiler fitted about six years ago with a door leading to the side of the property.



# Ground Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Gross Internal Floor Area: approx 223.3 sq.metres (2404 sq. feet)

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



### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in October 2023





The dining/sitting room has a centre open fireplace with a gas connection. Two sets of doors leading to the conservatory and window overlooking the rear garden. The conservatory has a vaulted roof fitted with two ceiling fans and radiator enabling use all year round. Floor to ceiling glass on two walls and doors to the rear garden. Back to the hallway is a cloakroom with w.c. and wash hand basin. Bedroom one has mirrored fitted wardrobes across the back wall and an en-suite shower room with shower, w.c. and wash hand basin. Bedroom two has a patio door to the seating area and en-suite bathroom with bath, overhead shower, w.c. and wash hand basin. Bedrooms three to five are serviced by the family bathroom with a bath, overhead shower, w.c. and wash hand basin. Bedroom four is currently being used as an office and has a window looking into the conservatory. The end of the hallway has a door leading to the garage.

#### Exterior:

The property is approached through a five bar gate via a gravel driveway on about a quarter of an acre with a lawn area to the left, leading to the double garage with electric roller door and power and lighting. The rear garden is accessed from both sides of the property with a patio running alongside the conservatory to a seating





area to the side.

The rear garden is laid to lawn with trees and shrubs bordering offer plenty of privacy.

A brick built chimenea style bbq is a feature of the garden

**Services:** All mains and services connected

**Local Authority:** Dorset county council

**Council Tax Band:** F

**EPC Rating - Current;** 65D Potential; 82C

### Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380

E ringwood@w-w.co.uk







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