



8 Grosvenor Close Ashley Heath Ringwood BH24 2HG

**WOOLLEY
& WALLIS**

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Offers in excess of: £775,000

HUGE POTENTIAL to extend and remodel creating a beautiful family home in 0.4 of an acre backing onto the Castleman Trailway.

Enviably corner plot of a no through, quiet and private road. NO CHAIN.



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:

A covered entrance leads into the hallway with an airing cupboard and frosted glass window to sitting room. The triple aspect 'L' shaped room has a brick feature fireplace, serving hatch to the kitchen and door into the conservatory.

The kitchen has wall and base units. Integrated appliances including Bosch double oven and microwave, induction hob and space for a dishwasher. The boiler is in the kitchen. A door leads to the conservatory with windows all round and high vaulted roof with ceiling fan.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 189.4 sq. metres (2038.9 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 utility room is accessed externally to the rear and has a w.c. with space for a washing machine and a tumble dryer. Loft access.

Double french doors lead to the rear garden. Bedrooms two and three are off the hallway with bedroom one accessed via the dining room. Bedroom two has a built-in shower. Bedrooms one and three are serviced by the family bathroom.

The family bathroom has a vanity unit with built in sink, w.c. and a bath with jets and electric shower over.





Exterior:

The property is set back from the road with a large frontage of lawn, trees and shrubs. Approached via a tarmac driveway with a turning circle. Driveway continues to the right hand side of the property to the double garage with a workshop and shed attached. Parking for several cars on the drive. Lawn area runs down the left hand side to the rear garden, which is laid to lawn with mature trees, shrubs and hedging. Very secluded plot with a feature pond and patio running across the rear of the property. A further shed, summerhouse and greenhouse complete the garden.





Services: All mains and services connected

Local Authority: East Dorset district council

Council Tax Band: F

EPC Rating - Current; 40E **Potential;** 79C

Viewings

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

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