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HORTON ROAD
RINGWOOD, BH24 2EN

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KEEP CALM AND CARRY ON BAKING

PRICE GUIDE £735,000

A beautifully presented detached bungalow in delightful gardens approaching half an acre. The bungalow enjoys a desirable non estate location close to Moors Valley Country Park, forest walks and Castleman trailway plus local general stores. Features include a stunning conservatory overlooking the garden, stylish open plan kitchen/diner, detached double garage, quality summer chalet and summer house plus a hot tub.

Integral entrance storm porch and double-glazed front entrance door welcomes you into the reception hall where your eyes are immediately drawn to the Karndean pale limed oak effect flooring flowing through to the kitchen and the bathroom. This reception hall gives an immediate first impression of the high standard of décor and design running throughout this beautiful home.

The kitchen/diner certainly provides the 'wow factor' having been refurbished with bi-fold doors exploiting the views over the stunning garden. Beautifully fitted with contemporary ivory gloss soft close floor and wall mounted units with complementing Corian worktops and tiled splash backs, concealed mood lighting, under pelmet lighting and plinth lighting. Neff fan assisted oven, Neff combination microwave and warming drawer, Neff induction hob with cooker hood over, integrated dishwasher. Further window with view over the garden and double-glazed side entrance door. The kitchen is complemented by a large utility room which houses the Calor Gas central heating boiler, space for fridge/freezer, tumble dryer and washing machine. Window to side aspect.

The spacious living room enjoys the benefit of a fitted wood burner providing a cosy living space. Double glazed French doors then lead you into the quality conservatory with a glass pitched roof and fantastic views over the garden, ceramic tiled floor, electric heaters, French doors provide access onto the patio.



Outside Tswalu is approached via remote controlled timber panelled entrance gates with brick pillars and outside lighting, a gravel driveway provides parking for numerous vehicles and leads to a detached oversized garage with remote up and over door, power and light. There is an attractive area of side garden where you can find a new timber summer house that could be used as a hobbies room or office. The fabulous rear garden is a particular feature of this property being approx. 185ft in length enjoying a southerly aspect. Extensive Indian stone patio area leads out to the lawn with well stocked shrub and heather beds. The rear part of the garden has several fir trees and is in a more natural lightly wooded state and at the far end of the garden is a large natural pond. The garden enjoys a high degree of seclusion with a summer chalet and a concealed wood storage area, and a separate tool shed.

Currently the vendors run a very successful Airbnb from the summer chalet which shows clear market potential for some good income. There is also a recently refurbished Hot Tub with a new hard top.

Ashley Heath is a highly sought-after location on the outskirts of the historic market town of Ringwood on the Hampshire/Dorset borders and offers a range of local facilities including a Marks and Spencer's convenience store, Recreation Park, tennis and bowls club. The visitor centres of Moors Valley Country Park and the protected heathland and woods of Avon Heath are all easily accessible. The A31 provides highly convenient transport links to Ringwood and Ferndown which both provide comprehensive shopping, leisure and educational facilities. Additionally, Bournemouth (12 miles), Southampton (16 miles) and Salisbury (18 miles), are all easily accessible, plus the New Forest National Park is within 3 miles distance.

Please note the property has Calor Gas fired central heating and Septic Tank drainage.

EPC Rating: E

Council Tax Band: F







Tswalu Lodge, Horton Road, Ashley Heath, Ringwood

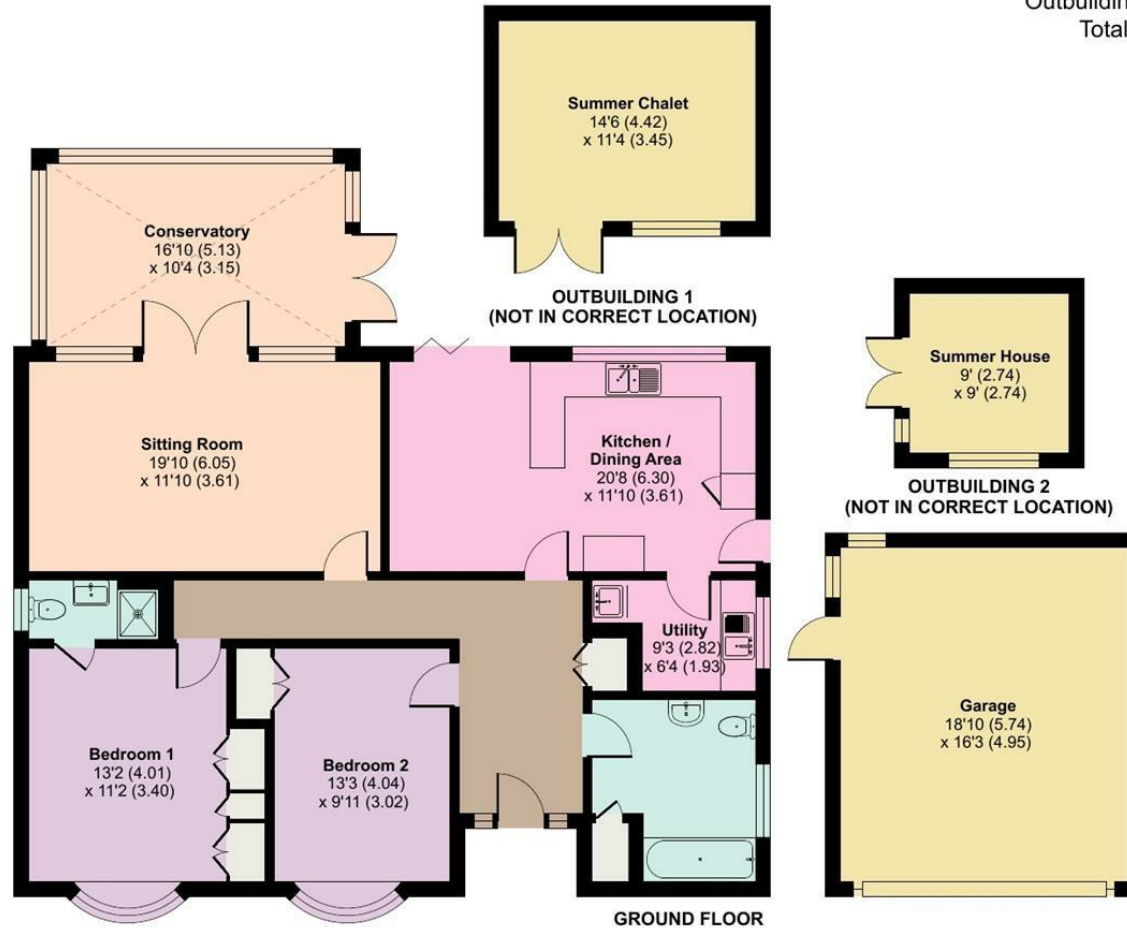


Approximate Area = 1679 sq ft / 156 sq m (includes garage)

Outbuildings = 245 sq ft / 23 sq m

Total = 1924 sq ft / 179 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Edwards Estates Ltd. REF: 817949



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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Fine and Country Dorset Sales Ferndown, Dorset, BH22 9AU •
www.edwardstates.com 01202 855595 • info@edwardstates.com •
www.fineandcountry.com

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