

**Spacious 3-Bedroom Detached Bungalow close to local amenities & forest walks**

**Tenure: Freehold**

**Approx 119 sq metres (1285 sq ft)**

**Plot: Approx 0.13 acre**

**Bryony Cottage, 100 Woolsbridge Road,  
Ashley Heath, Ringwood. BH24 2LZ**

**Price £600,000 Offers over**

- Spacious Entrance Hall
- Lounge with fireplace & bay window
- Superb Kitchen/Diner PLUS Conservatory
- 3-Good Bedrooms
- Bathroom with WC & Cloakroom
- Integral Garage with Utility Area
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway
- Near to Local Amenities & Forest Walks
- Modernised to a high standard
- No Chain!



Spacious, individual detached bungalow occupying a good plot in a mature road near to local amenities & within walking distance of the popular Moors Valley Country Park. Good road connections provide access to nearby Ringwood & the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been modernised to a high standard with well-planned accommodation combined with generous room dimensions. No chain! Viewing recommended!

**Accommodation and approximate room sizes:**

- **Spacious Entrance Hall:** Hatch to insulated roof space with ladder. Double cloaks cupboard. Boiler cupboard housing recently (2024) installed condensing boiler.
- **Cloakroom:** Modern Wash basin & WC.
- **Lounge:** A good-sized room with an oriel bay window & feature fireplace.
- **Kitchen/Diner:** A wonderful bright & airy space which takes you into the garden. Superb range of modern floor and wall cupboards including a larder unit & pan drawers. High level built-in oven, electric hob & cooker hood over. Integrated dishwasher & fridge/freezer. Breakfast bar. Patio doors & single door to rear garden & opening to:
- **Conservatory:** Self cleaning glass roof. An ideal space for the dining suite.
- **Bedroom 1:** PVCu double-glazed window to front aspect.
- **Bedroom 2:** PVCu double-glazed window to rear aspect.
- **Bedroom 3:** PVCu double-glazed window to rear aspect.
- **Bathroom:** Panelled bath with electric shower over. Pedestal wash basin & WC. Storage cupboard.
- **Gas Central Heating & PVCu Double-Glazing**
- **Cavity Wall Insulation, & PVCu Soffits & Fascias Boards**
- **Rear Garden:** Delightful private garden with paved patio areas and lawn with well stocked shrub borders. Side gate. Outside tap. In all, enjoying a good degree of sunshine & privacy.
- **Wide Block Driveway** providing ample parking & leading to:
- **Integral Garage:** Up & over door. Rear door to Hall. Useful Utility Area with space for washing machine & tumble dryer.
- **Council Tax Band 'F'      Energy Rating 'D'**



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04937



Conservatory



Kitchen/Diner



Bedroom 1



Kitchen/Diner



Bedroom 2

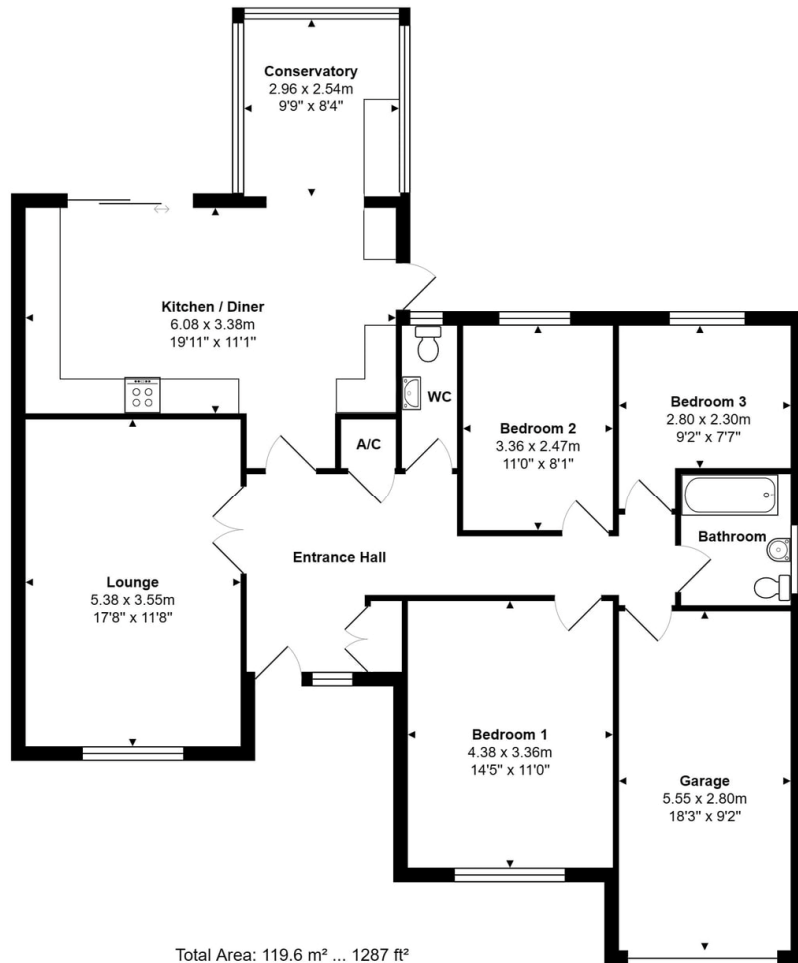


Spacious Entrance Hall



Lounge





Total Area: 119.6 m<sup>2</sup> ... 1287 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

