



Lions Lane *Ashley Heath, Ringwood, BH24 2HN*

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NEW FOREST





The Property

Spencers are pleased to offer this desirable and spacious four-bedroom detached chalet style house which is located in a pretty sylvan setting in one of the finest roads in Ashley Heath. Built to exacting standards, this home offers 2900 sqft of living accommodation over two floors and features a generous plot both to the front and rear garden. The owner is now suited offering no onward chain.

Highlights of the property include:

- Covered entrance leading into a spacious entrance hall with attractive wooden floors personal door to integral double garage
- Bright and airy living room with stunning view of the immaculate private gardens
- Feature stone fire surrounded with gas coal effect fire
- Impressive open plan kitchen/breakfast room with a quality solid oak Smallbone fitted kitchen with an excellent range of base, wall, drawer units and double pantry
- Kitchen appliances include built in double oven, fridge/freezer, dishwasher and an integrated electric hob with extractor.
- Built in window seat in breakfast area patio doors to garden
- Separate utility room with additional workspace, built in units and space and plumbing for washing machine, American style fridge/freezer and dryer, side door to garden
- Fitted downstairs study, perfect for at home workers





The property continued...

- Upstairs there is a large landing with plenty of space for additional furniture
- Four first floor very generous bedrooms all with built in Smallbone wardrobes
- The principle bedroom with aspect over rear gardens features a modern five piece suite which includes an oversized shower and panelled bath.
- The generous family bathroom includes a modern five-piece suite including bath and shower with attractively tiled floors



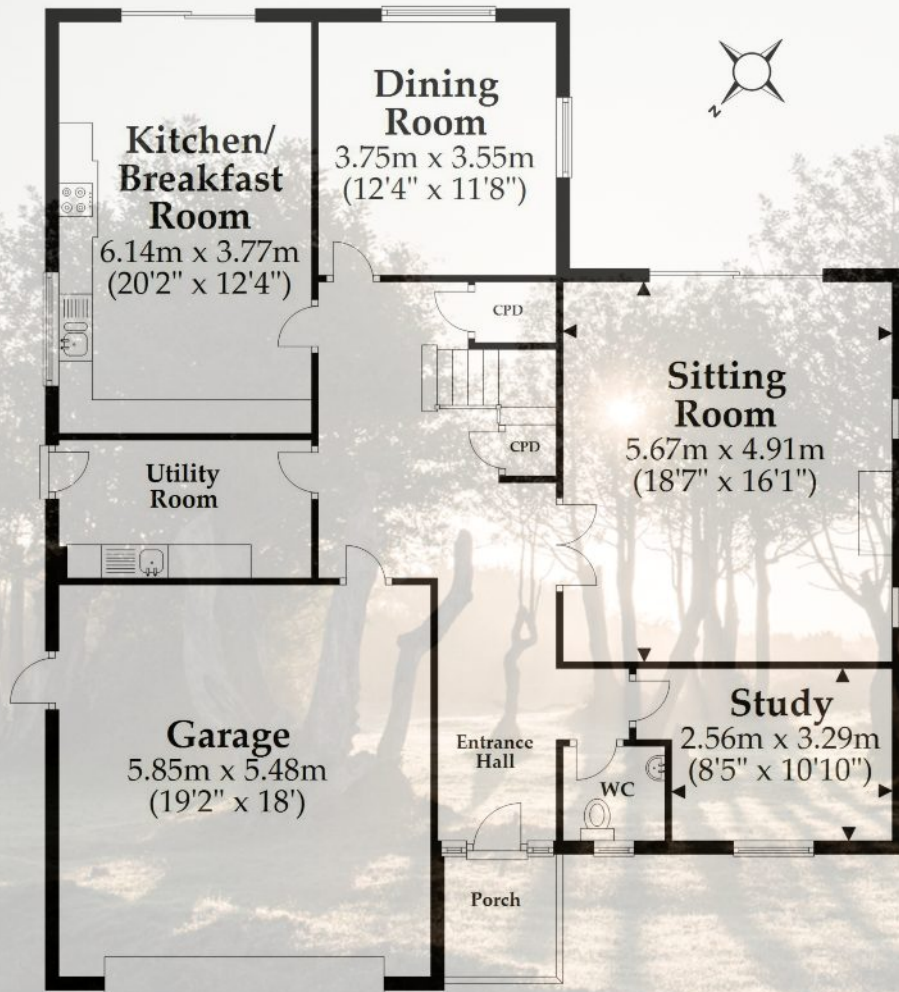




FLOOR PLAN

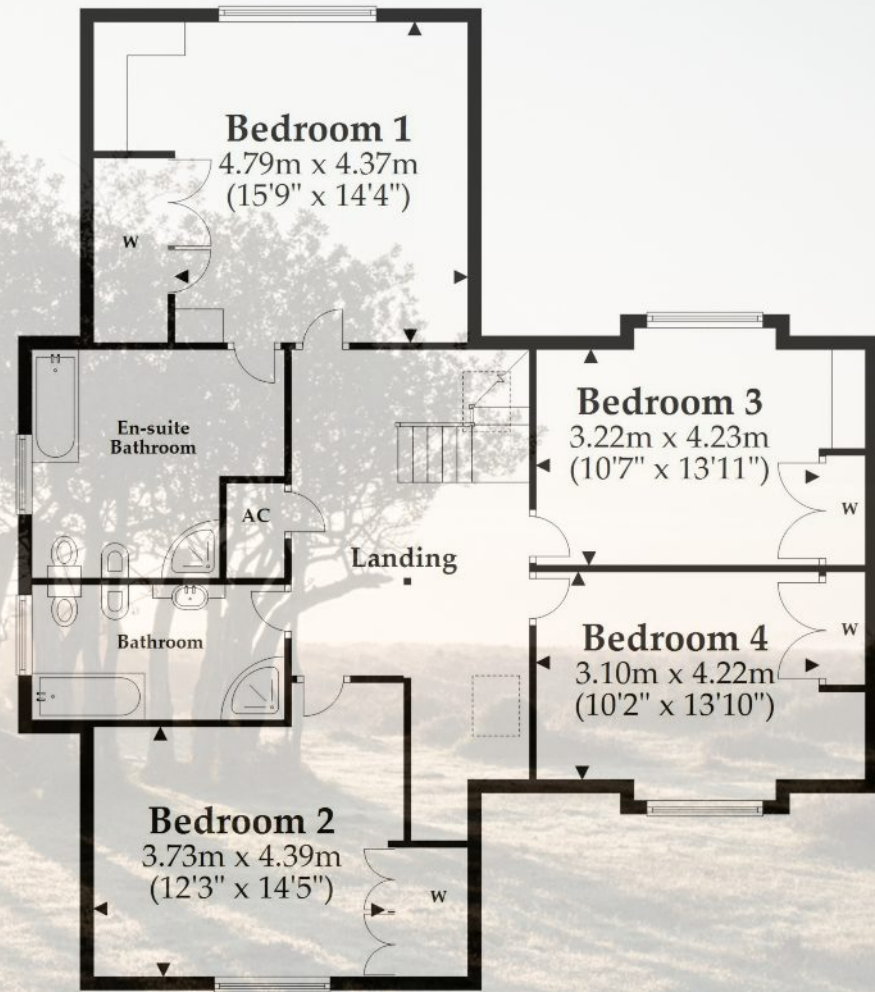
Ground Floor

Approx. 143.2 sq. metres (1541.5 sq. feet)



First Floor

Approx. 124.0 sq. metres (1335.0 sq. feet)



Total area: approx. 267.2 sq. metres (2876.4 sq. feet)

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



Grounds & Gardens

The property is approached through an impressive, gated entrance into a large paved drive with plenty of parking including a double garage with electric rolling door. The front boundary is formed by a brick wall and pillars at the entrance. The rear gardens are simply stunning with a sweeping lawn edged with attractively planted borders and the boundaries are formed by close boarded fencing. The bottom boundary is well screened with conifers and scots pine trees. Adjacent to the rear of the property is a large terrace built with stone and wood effect composite, thus creating a superb outside entertaining area or for alfresco dining.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 72C Potential: 79C

Property construction: Standard

Mains gas, electric, water and drainage

Superfast broadband with speeds of up to 57 Mbps





Directions

Exit Ringwood onto the A31 heading west, on the first Ashley Heath roundabout come off and take the last exit signposted Horton. Continue along the Horton Road until you reach a junction on your left just before a One Stop shop, turn left into Lions Lane and continue along this road until you come to Number 60 on your left.

The Situation

The property is situated in a sought-after location within the beautiful Ashley Heath, close to Ringwood Forest and Moors Valley Country Park and golf course, with acres of natural woodland ideal for walking, cycling and riding. There is also a local convenience shop and bus stop within a short distance. The popular market town of Ringwood is approximately 1.5 miles distant, offering an excellent variety of shopping facilities, boutiques, cafes and restaurants as well as two supermarkets and two leisure centres. For commuters the A338 provides easy access to the larger coastal towns of Bournemouth and Christchurch (approx. 8 miles South) and the easily accessible A31 links to Southampton (approx. 18 miles East), via the M27. There are international airports at both Bournemouth and Southampton.



Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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