



Lions Lane

*Ashley Heath, Ringwood, BH24 2HJ*

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## The Property

A high specification detached chalet style home with grand sized accommodation and gardens in one of the finest roads in the exclusive location of Ashley Heath. Built to a high specification including UPVC double glazing, gas central heating, wood effect doors, smooth set ceilings and spotlights throughout.

Entrance porch opens into good sized hallway with laminate flooring and underfloor heating.

Double opening doors to large lounge with bi-fold doors overlooking and providing access to the rear garden, wall mounted fire.

### Large Kitchen / Diner

Kitchen has been fitted with modern white high gloss units and wood effect worktops, inset stainless steel sink unit with mixer tap, integrated dishwasher, built in 'Neff' ovens, American style fridge/freezer, large centre island with inset hob and further cupboards and oversized draws below. All drawers and cupboards are soft closing. Underfloor heating

Large Dining Area with bi-fold doors providing access to rear gardens and patio, underfloor heating and door to garage and door to

Utility with a range of fitted soft closing white high gloss units and wood effect worktops, inset sink, space and plumbing for washing machine and tumble dryer with a door providing rear access. Underfloor heating.

Good size study with underfloor heating.

Playroom / Bedroom 5 being a good size with laminate effect flooring and underfloor heating.

Ground floor bathroom bath with hand held shower attachment, low level WC, wall mounted vanity sink unit, heated towel rail, enclosed shower cubicle with sliding doors with waterfall effect shower. Underfloor heating.

Wooden staircase to first floor landing / reception room.

Master suite overlooking rear garden, en suite with bath, shower cubicle, his and hers sinks and heated towel rail.

Bedroom Two and Three are large doubles with ensuite showers.

Bedroom Four is good size also

Family bathroom with bath with hand held shower attachment, low level WC, sink unit and heated towel rail and enclosed shower cubicle with sliding doors.





# FLOOR PLAN

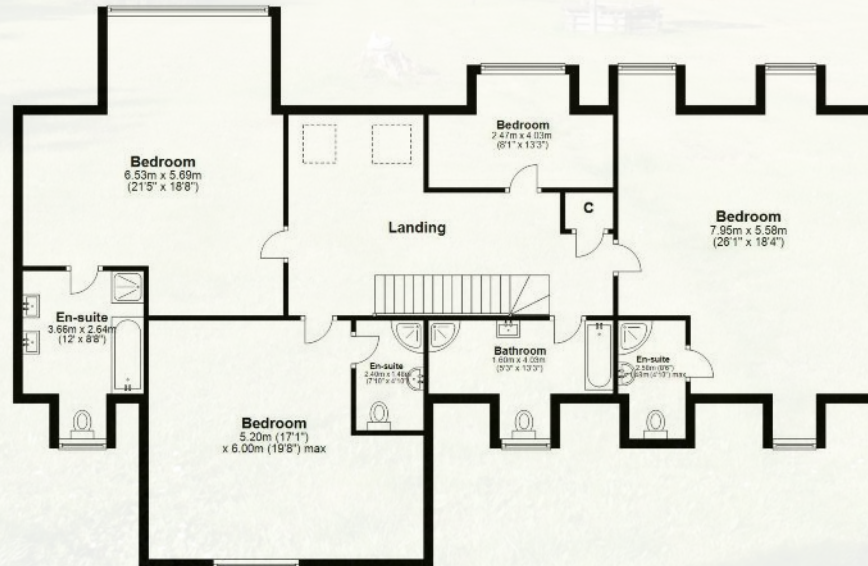
## Ground Floor

Approx. 208.1 sq. metres (2238.8 sq. feet)



## First Floor

Approx. 151.9 sq. metres (1634.7 sq. feet)



Total area: approx. 359.9 sq. metres (3874.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanItUp







## Grounds & Gardens

Attached Double Garage with electric up and over door, door to rear and door to kitchen.

Patio adjacent to the rear of the property and large garden laid to lawn with mature shrubs and trees, enclosed by fencing.

Shingle driveway to the front of the property provides off road parking for several vehicles



## The Situation

The property is situated in a highly sought after road within Ashley Heath, close to the beautiful 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 (approximately 8 miles South) and the easily accessible A31 links to Southampton (approximately 18 miles East), via the M27. There are international airports at both Bournemouth and Southampton.





New Forest National Park



Moors Valley Country Park



Ferndown Golf Course



Moyles Court School

## Services

Energy Performance Rating: TBC

Council Tax Band: E

All Mains Connected

Available download speeds of up to 51 Mbps (Superfast)

## Directions

From Ringwood, join the A31 heading west. Staying in the left hand lanes approach the Ashley Heath roundabout and take the third exit into Horton Road. Continue for approximately 1 mile, and turn left just before the traffic lights into Lions Lane. Proceed for 0.5 miles and the property can be found on your left hand side.

## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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 for 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.



