



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

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## The Property

A spacious and well-presented detached, three-bedroom bungalow, located in a quiet position, in the sought after area of Ashley Heath.

This property enjoys a peaceful and tranquil setting and is surrounded by generous grounds.

This location is very appealing and conveniently situated, close to the New Forest, yet equally a short distance from Ringwood Town Centre.

The property has undergone a modernisation and refurbishment in recent years resulting in a fine fusion of generously sized, practical rooms along with contemporary features.

Highlights include expansive and flexible living accommodation, well presented rooms, an abundance of natural light as well as a impressive rear garden.



# FLOOR PLAN

## Ground Floor

Approx. 222.4 sq. metres (2393.4 sq. feet)



Total area: approx. 222.4 sq. metres (2393.4 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 PlanIt.





## Grounds & Gardens

Pleasant, secluded and attractive grounds, the garden is of a generous size and is mainly laid to lawn with a patio area. A garage with adjoining workshop as well as a summerhouse are featured. The house is set back from the road, featuring a large driveway with ample 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: C

Council Tax Band: E

All Mains Connected

Available download speeds of up to 39 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 1 mile and the property can be found on your right 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.



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

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