



Folly Farm Lane, Ashley, Ringwood, BH24 2NN

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The Property

A wonderful opportunity to purchase a four bedroom detached house, as well as a two bedroom connected annex in the heart of Ringwood, close to both the Castleman Trailway and Ringwood bustling High Street and shops. Benefiting from a superb rear garden and frontage, this house is ideal for multigenerational living or a large growing family. With parking for several vehicles and larger vehicles as well, a five bar gate provides access to a sweeping driveway with a double garage to the left-hand side.

The front doors of the property leads to a spacious entrance hallway that provides access to the following:

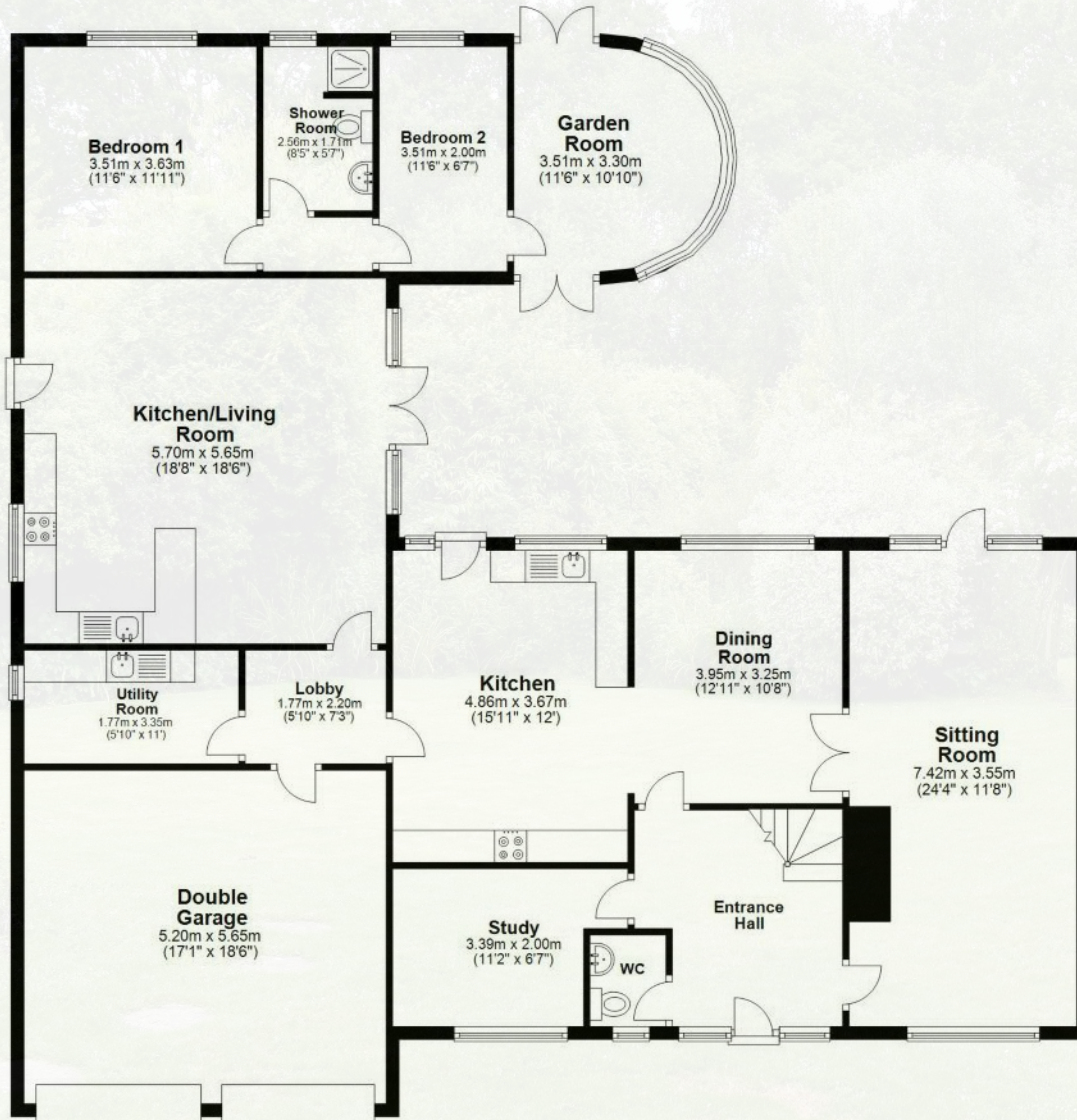
- Front or back sitting room with feature brick fireplace and patio doors overlooking the stunning rear garden
- WC
- A beyond spacious kitchen breakfast family room with a variety of fitted appliances, high-quality worktops and under cabinet lighting the dining area neatly connects both the sitting room and kitchen making it a great space for entertaining
- From the kitchen, there is access into a superb two bedroom attached annex with a hexagonal Orangery offering views over the rear garden and two well proportioned bedrooms.
- Upstairs there are four well proportions bedrooms with the principal bedroom being a large space with fitted wardrobes and an ensuite
- The family bathroom is a good proportions and also houses a separate WC in a neighbouring room



FLOOR PLAN

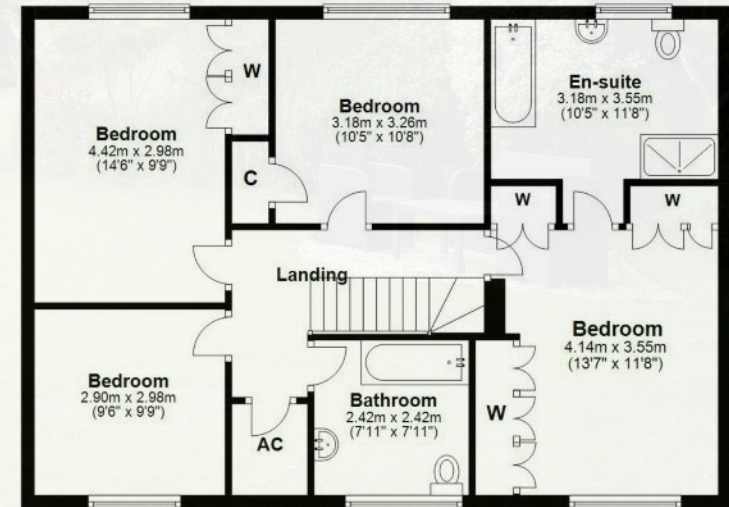
Ground Floor

Approx. 199.4 sq. metres (2146.2 sq. feet)



First Floor

Approx. 79.3 sq. metres (853.7 sq. feet)



Total area: approx. 278.7 sq. metres (2999.9 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 PlanUp.





Directions

Exit Ringwood along the A31 heading West, come off on the Ashley Heath roundabout and take the last exit back onto the A31 heading North, staying in the left hand lane. Take the first exit off the slip lane to Verwood. Continue along this road and take the first left down Folly Farm Lane. The property will be found on your right hand side.

Services

Energy Performance Rating: C

Council Tax Band: F

All Mains Connected

The Situation

Located within a quiet residential road and close proximity to Moors Valley Country Park. Moors Valley Country Park offers 1,000 acres of woodland and heathland, a haven for a variety of outdoor activities including walking, cycling, riding and golf.

Nearby the historic market town of Ringwood offers a comprehensive range of restaurants, shopping facilities and excellent local schooling both state and private. There are excellent commuter routes with the A31 being easily accessible. Bournemouth is located approximately 8 miles west along the A31 and Southampton is approximately 18 miles east with London, via the M3, only two hours distant.



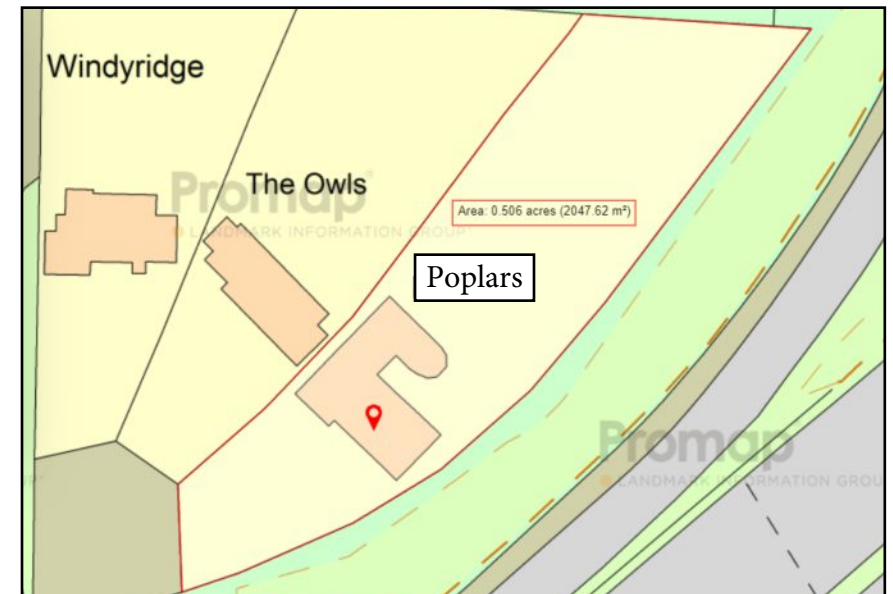


Grounds & Gardens

The property features an inviting open courtyard patio area, ideal for hosting gatherings.

The expansive lawn garden, adorned with mature trees, offers a picturesque setting for relaxation. Divided by shrubs and trees, the garden evokes a hidden oasis leading to a charming wildflower meadow.

Moreover, the property boasts close location to the Castlemen Trailway at the rear, providing opportunities for outdoor adventures right from your doorstep.



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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