



Hermitage House *Lions Lane, Ashley Heath, BH24 2HN*

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The Property

This beautifully presented, spacious home is nestled in a quiet, secluded setting, surrounded by picturesque grounds. Recently undergoing extensive renovation, the property boasts a high specification and meticulous attention to detail throughout. Situated in one of Ashley Heath's most desirable roads, this residence offers a superb family home with flexible and expansive living spaces. A viewing is highly recommended to fully appreciate the numerous standout features.

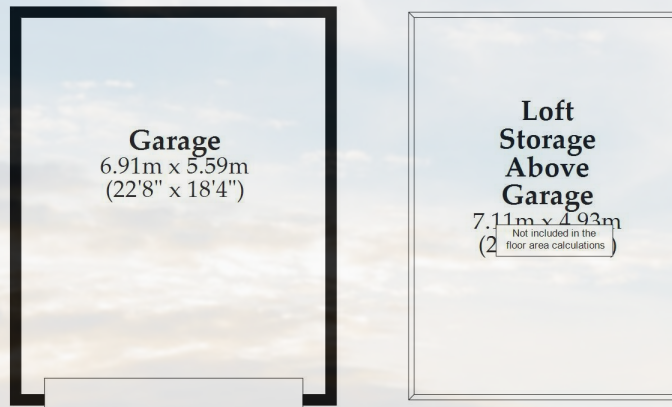
There are many positive features indeed, with this impressive home, a summary; -

- A very impressive 'hub-of-the-home' kitchen/dining/family room, including a stunning island/breakfast bar, along with an array of high specification features. This eye-catching room is accentuated by the 'show-home' feel and well thought out luxury features. There is an adjoining utility room.
- A welcoming and inviting sitting room, which flows effortlessly from the kitchen/dining area. This cozy retreat makes an ideal living room and enjoys a pleasant outlook
- The property has the feel of almost two separate wings, with a truly impressive principal bedroom suite, complete with a substantial walk-in wardrobe/dressing room as well as contemporary en-suite.
- While at the other side of the home there are three double bedrooms, which due to the sheer spacious feel, two of which wouldn't look out of place as the main bedroom. Indeed, two of these bedrooms boast modern, well-equipped en- suites.
- Bedroom four is currently utilised as an office/study area
- Attractive tiling and floors compliment further this wonderful bungalow



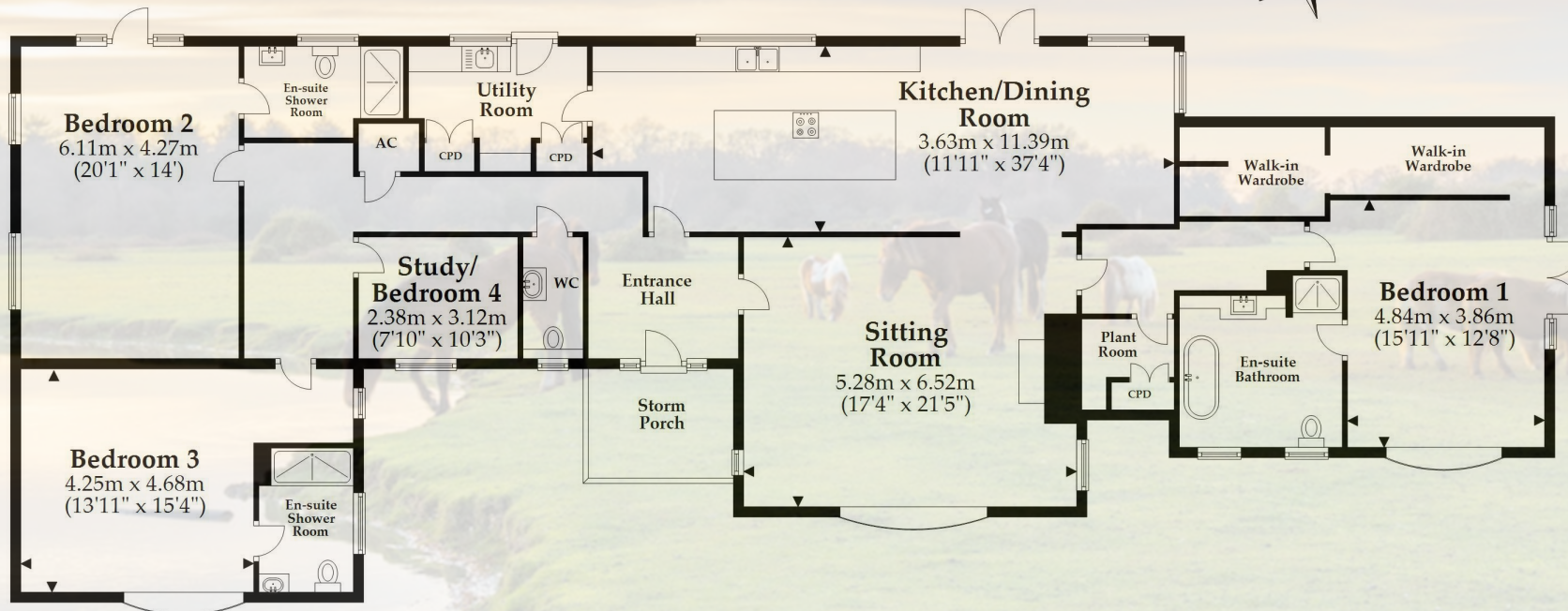
Outbuilding

Approx. 38.6 sq. metres (415.8 sq. feet)



Ground Floor

Approx. 236.5 sq. metres (2545.4 sq. feet)



Total area: approx. 275.1 sq. metres (2961.2 sq. feet)

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



Additional Information

- Council Tax Band: G
- Tenure: Freehold
- Mains electric, gas, water and drainage
- Energy Performance Rating: D Current: 66D Potential: 76C
- FFTC - Fibre-optic cable to the cabinet and then to the property
- Superfast broadband with speeds of up to 57 Mbps available at the property



Situation

The property is situated 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.

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 Hermitage House on your left.

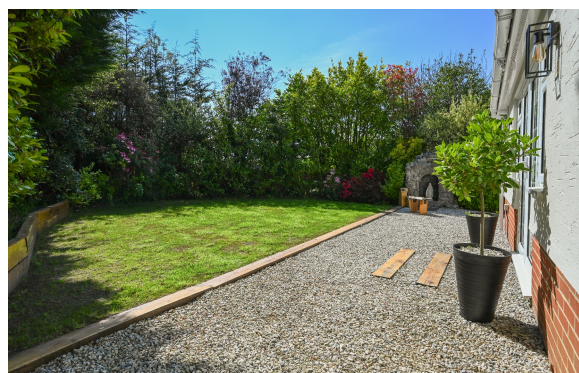






Grounds & Gardens

The property continues to shine outside, with immaculately kept grounds. Set back behind electric wooden gates, screened well from the road with mature hedging, the gardens are a strikingly secluded and offer a private retreat. A large, shingled driveway provides space for several vehicles and a good turning area. These impressive grounds have been lovingly crafted in recent years to create several areas to enjoy the outdoors and offer the perfect balance of relaxing retreats and practical spaces. Indeed, the social/entertaining feeling inside continues outside. One such feature is a well-designed built-in seating area, set round a fire pit and parallel to the kitchen/dining area, which is ideal for alfresco dining. Further complimenting the outside space is a substantial patio to the rear of the residence, as well as a vast landscaped lawn area, which is pristine and not overlooked.





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

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