



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

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NEW FOREST





The Property

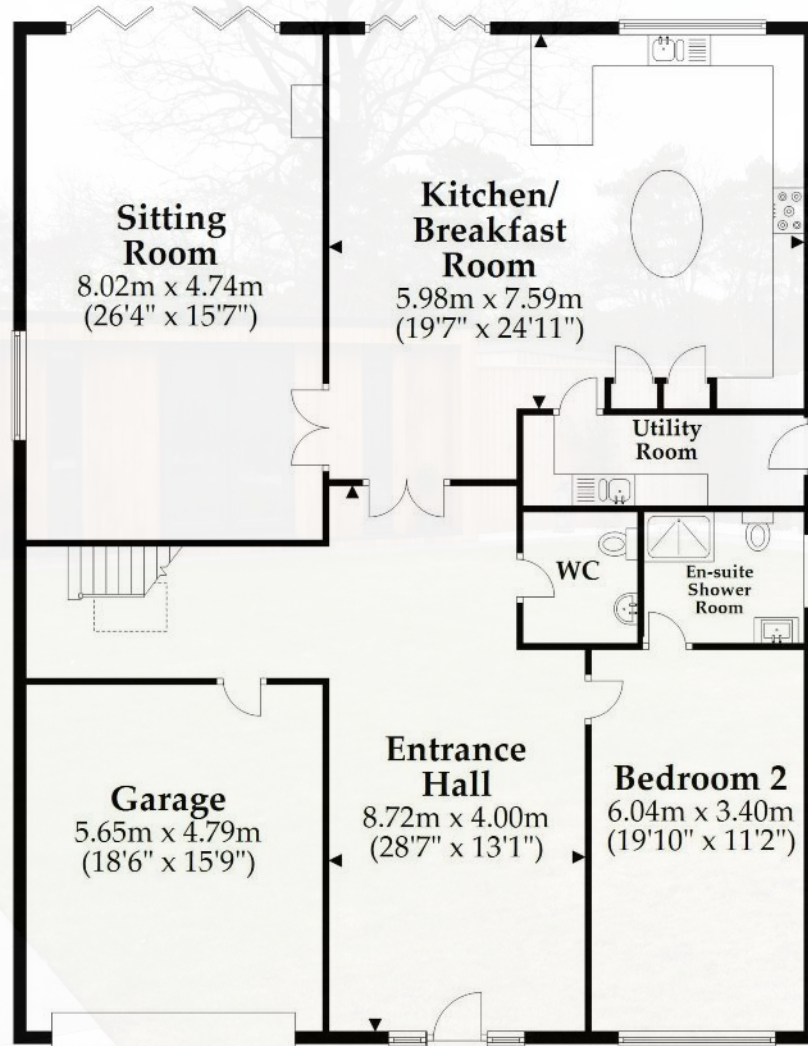
Spencers Are pleased to offer this impressive 3200 sq ft detached chalet style home in one of the finest roads in the exclusive location of Ashley Heath. The current owners carried out this superb conversion and it features a stunning open plan kitchen, dining living room overlooking private sizeable gardens of about one quarter of an acre.

- A magnificent reception hall with attractive engineered oak floors which match the quality oak internal doors. Personal door leads into the integral double garage.
- Superb open plan kitchen featuring oyster slate floors. Excellent range of base wall and drawer units with solid wood work surfaces over.
- There are also illuminated display cabinets, under lighting.
- Built in appliances include an under electric oven with electric hob with extractor over, dishwasher, integrated fridge/freezer
- The kitchen provides plenty of space for a large dining table and chairs and there are bi folding doors leading out onto a large raised decking area.
- Separate utility room with further range of built in units and space for washing machine and dryer.
- Double casement doors lead into the generous living room which features a modern and stylish wood burning stove. The floors are finished with engineered oak, large bi fold doors lead out onto the adjacent rear terrace.
- A lovely bright and airy ground floor double bedroom with a beautifully finished modern and stylish ensuite shower room with three piece suite including an oversized walk in shower cubicle.
- Upstairs there are three first floor bedrooms and two bathrooms.
- The principle bedroom is particularly generous and has a pleasant double aspect and features a luxurious ensuite shower room with a modern four piece suite which includes his and hers wash stands and a large walk in shower with fixed screen and fully tiled walls.
- The two further first floor bedrooms are of a good size and are serviced by the well-placed family bathroom with three piece suite which includes a panel bath and shower screen.

FLOOR PLAN

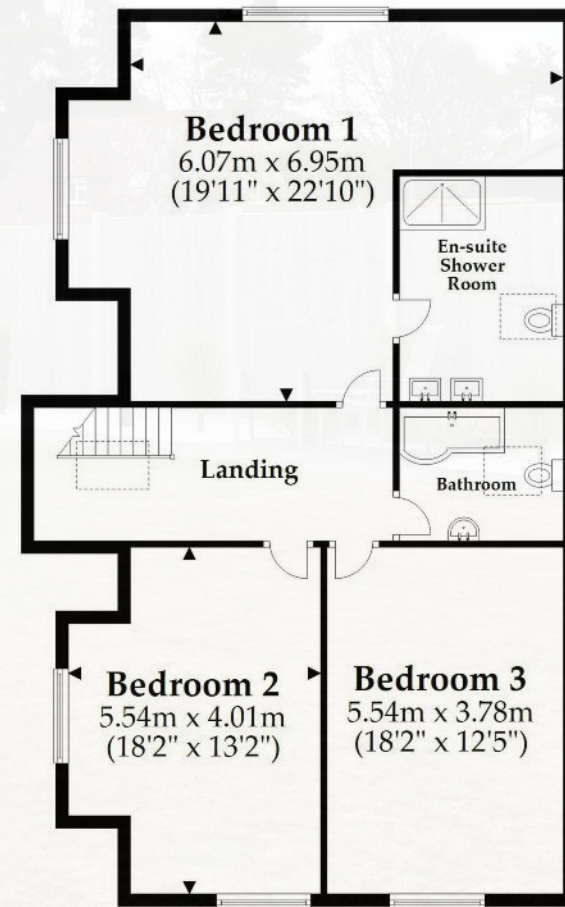
Ground Floor

Approx. 197.6 sq. metres (2126.6 sq. feet)



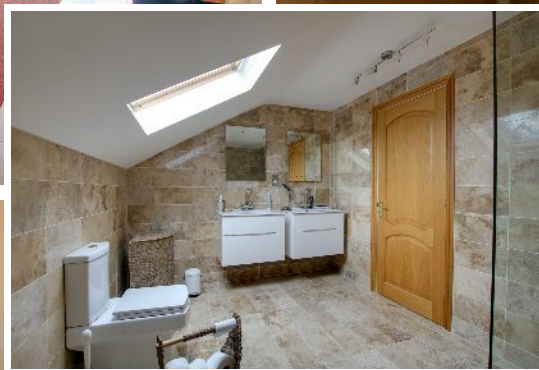
First Floor

Approx. 105.8 sq. metres (1138.8 sq. feet)



Total area: approx. 303.4 sq. metres (3265.4 sq. feet)

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





Grounds & Gardens

The property is approached into a large and wide gravelled forecourt with a lawn and boundaries formed by hedges. There is plenty of parking for many vehicles and access to a double garage.

The rear gardens are mainly laid out to lawn with much privacy, there is a large raised terrace offering plenty of space for alfresco entertaining. Adjacent to the terrace is a very useful wood storage facility.



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.



Services

Energy Performance Rating: B Current: 81 Potential: 85
 Council Tax Band: E
 All Mains Connected
 Available download speeds of up to 80 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 0.3 miles 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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com