

Lions Lane

Ashley Heath, Ringwood, BH24 2HJ

SPENCERS


Remember...





The Property

An impressive four-bedroom detached chalet-style home of about 2,800 square feet of accommodation over two floors.

A generous reception hall with quality wood-effect flooring leads into all the ground floor accommodation, all with efficient underfloor heating.

At the rear is the modern and stylish kitchen/breakfast room, featuring contemporary granite worktops, with a central island providing useful additional workspace.

There is a quality range of built-in Bosch appliances, along with built-in base, wall, and drawer units providing ample storage. A separate utility room offers additional storage and workspace.

The bright and spacious living/dining room has a lovely aspect overlooking the private rear gardens and woodlands beyond.

Further accommodation on the ground floor includes two generous bedrooms, of which bedroom four is currently being used as a study/office.

There is a large, modern, and luxurious bathroom with a stylish four-piece suite and attractively tiled walls.

Upstairs, there are two magnificent, well-appointed first-floor bedrooms with large recessed storage cupboards, and both have ensuite shower rooms with modern three-piece suites. The principle suite also benefits from built in bedroom furniture.

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OIEO £850,000-£875,000

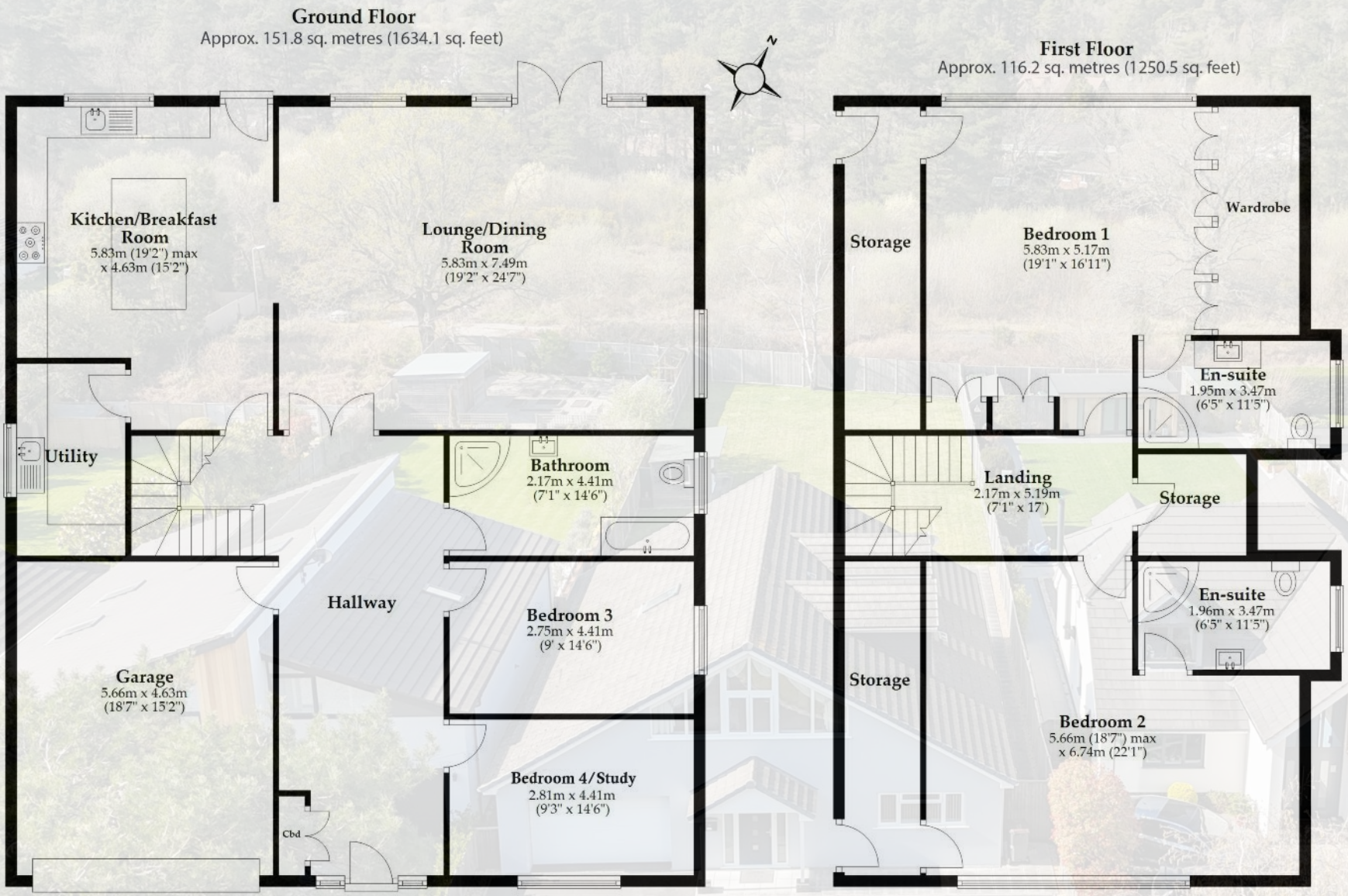








FLOOR PLAN



Total area: approx. 268.0 sq. metres (2884.6 sq. feet)

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















Additional Information

- Tenure: Freehold
- Council tax band: E
- Mains connection to electricity, water and drainage
- Gas central heating
- Energy Performance Rating: B Current: 78C Potential: 84B
- Ultrafast broadband with download speeds of up to 1000 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

The Situation

Situated in a sought-after location in the beautiful Ashley Heath, close to Ringwood Forest and Moors Valley Country Park and Golf Course, this property is surrounded by acres of natural woodland ideal for walking, cycling, and riding. A local convenience shop and bus stop are also within a short distance. The popular market town of Ringwood is approximately 1.5 miles away and offers an excellent variety of shopping facilities, boutiques, cafés, 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), while the easily accessible A31 links to Southampton (approximately 18 miles east) via the M27. International airports are located in both Bournemouth and Southampton.



Grounds and Gardens

Outside, the property is approached via a wide driveway with plenty of off-road parking and turnaround space, and access to the integral garage with electric roller doors. The rear gardens have been arranged for low maintenance and comprise a long, sweeping lawn with a very generous rear terrace spanning the full width of the property. There is also a summer house. The gardens have a lovely backdrop towards woodlands, creating a pleasant view from the house and gardens.

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 number 119 on your right hand side.

Important Notice

Spencers 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 or 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 fitments, 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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