



Lions Lane Ashley Heath Ringwood BH24 2HN

**WOOLLEY
& WALLIS**

WOOLLEY & WALLIS

Offers in excess of: £780,000

Spacious property in a sought after road in Ashley Heath. Extended by current owners to encompass a large open sitting/dining room/kitchen and master bedroom with dressing room, en-suite and vaulted ceiling.



The Situation:

Situated within the sought after and exclusive area within Ashley Heath about 2 miles West of the Avon Valley market town of Ringwood. Ringwood has a weekly street market in addition to a comprehensive range of shops that includes a choice of supermarkets, and various restaurants as well as individual independent shops & a local Post office. There are also excellent recreational facilities and professional services. The New Forest National Park is about 3 miles to the East offering a wide range of pursuits such as cycling, walking, riding & fishing, as well as various boating centres within a reasonable drive on the South Coast notably at Poole, Christchurch and Lymington. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) and the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

Interior:

A covered entrance porch leads you into the hallway laid with oak flooring.

To the left is the open plan triple aspect sitting/dining room/kitchen with a walk through snug area. Karndean flooring to snug.

The kitchen with a centre island has walnut wall and base units. Integrated appliances including an oven, steam oven and warming drawer. Dishwasher, full height fridge, full height freezer and gas hob.

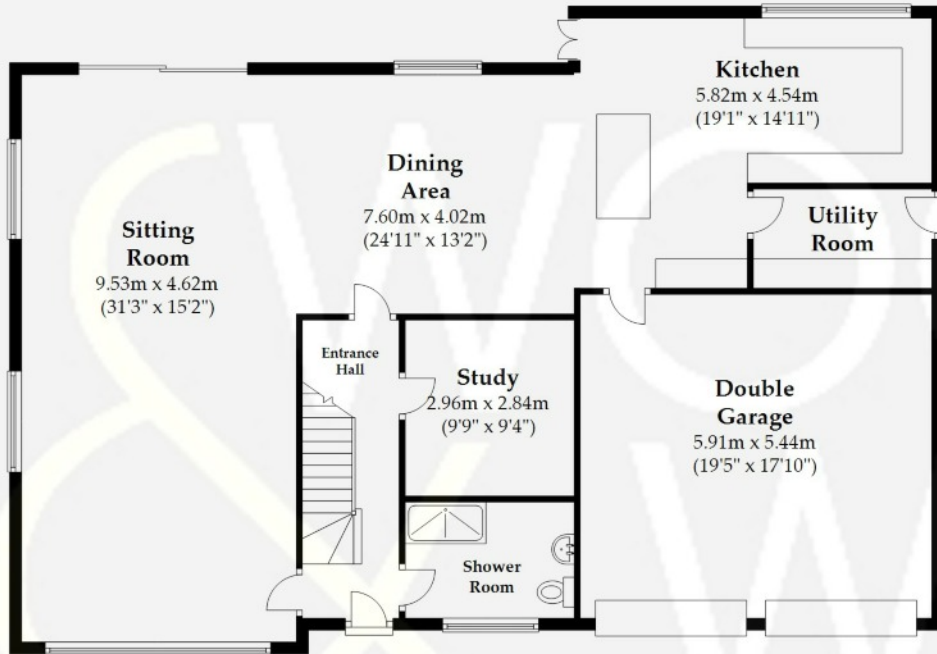


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Measurements were taken by LJT Surveying and we cannot guarantee accuracy

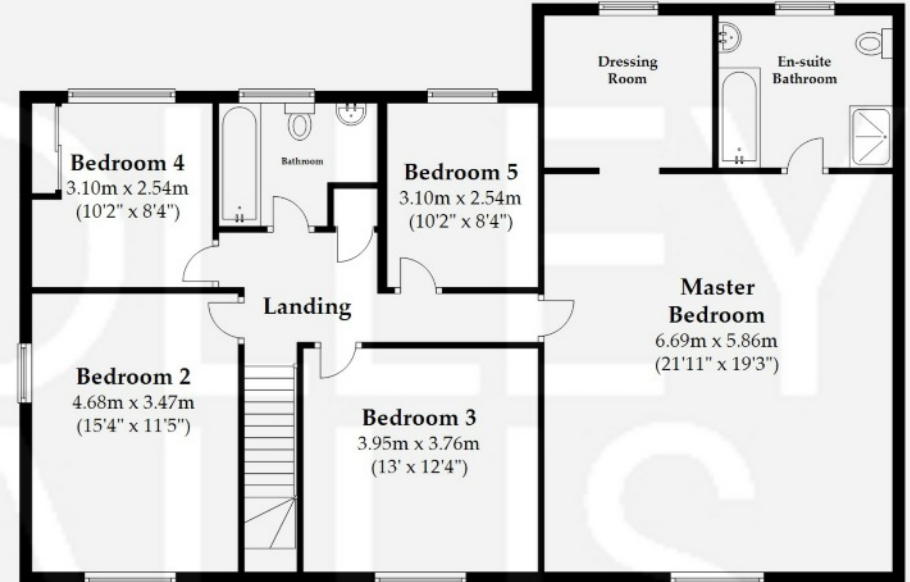
Ground Floor

Approx. 146.2 sq. metres (1574.2 sq. feet)



First Floor

Approx. 122.4 sq. metres (1317.7 sq. feet)



Total area: approx. 268.7 sq. metres (2891.9 sq. feet) LJT SURVEYING

not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in January 2024.





With double french doors to the rear garden and door to the garage.

The utility room has space for washing machine and washer dryer, door to side.

A study and cloakroom with corner shower complete the downstairs.

Stairs lead to the first floor landing with an airing cupboard with storage and access to loft space. Extensive Bedroom one with a high vaulted ceiling overlooks the front garden with fitted wardrobes, dressing area and en-suite bathroom. Double end bath, corner shower w.c. and wash hand basin.

Bedrooms two to five are serviced by the family bathroom with bath and overhead shower attachment, w.c. and wash hand basin.

Exterior:

The property is approached via a shingle driveway to an integral double garage with remote control roller doors. Power and lighting and connected internal door to the kitchen. Lawn area to the left and new fencing last Summer. A side gate leads to the rear garden, laid to lawn with a patio area and bordered by a new fencing in 2022. Shed and separate large work shed/shed.





Tenure: Freehold

Services: All mains and services connected

Local Authority: Dorset District Council

Council Tax Band: F

EPC Rating - Current; 65D Potential; 72C

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380

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