

The Laurels, Lions Lane,
Ashley Heath, BH24 2HN



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MOVING BEYOND EXPECTATIONS



Guide Price: £900,000

Situated on one of Ashley Heath's most desirable roads and occupying an enviable corner plot is this beautifully presented four bedroom detached home called The Laurels. Boasting an impressive 2000 sq/ft of internal floor space on an approximate quarter of an acre plot the property has been extensively refurbished to an exacting standard throughout and features an extremely notable living space overlooking the gardens. Enjoying a newly designed kitchen/diner from Kitchen Elegance and versatile accommodation on the ground floor, the property also boasts an impressive principle bedroom and ensuite. Featuring wrap around gardens and ample parking for multiple vehicles as well as a detached garage this fantastic chalet must be viewed to be appreciated.

 2  4  2  Multiple + Detached Garage

- Extensively Refurbished Four bedroom Detached Home
- Over 2,000 SQFT
- Expansive Corner Plot (Approximately 0.25 Acres)
- Luxury open Plan Kitchen/Dining Room
- Detached Garage and Driveway Parking for Multiple Vehicles
- Well Proportioned Living Areas and Versatile Accommodation
- Ability to Live On The Ground Floor
- Impressive Primary Bedroom with High Ceilings
- Ensuite Bathroom
- Study/Boot Room

Entrance Hall

Electric sliding gates with brick pillars provide a private entrance to an open shingle driveway which precedes a storm porch covering a composite front door. The spacious entrance hallway features Porcelanosa tiles which continue through to the kitchen, boot room and ground floor shower room. Complete with an impressive oak staircase and neutral colour schemes this welcoming hallway provides access to all principle ground floor rooms.

Kitchen/Diner

Carefully designed by Kitchen Elegance the bright and spacious kitchen diner is the hub of the home and is entered via double doors

from the hallway. Featuring a large island with quartz worktops the kitchen is complete with hand painted shaker style base and eye level units and benefits from a pull out larder cupboard, carousal and Le Mans corner units and a Villeroy and Boch Butlers Sink. Also comprising of integrated appliances including a full length fridge, Neff Dishwasher, Neff washing machine, a tumble drier and a freezer located within the island. A main feature of this stylish kitchen is the impressive electric Aga with canopy extractor unit. Seamlessly connected to the dining area this open plan space enjoys triple aspects to the front, side and back of the property including French doors leading to a patio and has ample room for large dining furniture as required

Study/Boot Room

Located next to the front entrance of the property is this versatile room currently utilised as a boot room, perfect for those returning from a local walk with the dog. This versatile space enjoys views across the front garden via a double glazed window and would also make a stylish home office.

Drawing/Sitting Room

Double doors from the hallway provide access to the extremely spacious living area which enjoys double aspects to the front and side of the property including French Doors providing access to a small patio and lawned area beyond. Complete with Bamboo flooring and a wood burner this fantastic living

area has ample space for large furniture.

Sitting Room/Bedroom 3

Located on the ground floor is a spacious and versatile room that could be utilised as a large double bedroom or additional sitting room. Another triple aspect space overlooking the expansive wrap around gardens this room is located to one end of the property and features access to a loft space via a hatch door. Featuring double glazed windows with south facing aspect this room is complete with tiled flooring and a wall hung electric radiator.

Bedroom 2

Located to the back of the property on the ground floor

is a spacious double Bedroom with an electric radiator and carpeted flooring. A double glazed window overlooks the back garden whilst the room is complete with neutral colour schemes and ample space for free standing wardrobes.

Ground Floor Shower Room

Completely refurbished with modern floor and wall tiles this contemporary shower room includes a walk in corner waterfall shower with tray, Laufen sink with vanity unit storage, wall hung mirror with touch lighting, Laufen low level WC and a wall hung chrome towel rail. An opaque window to rear aspect provides natural light whilst a further wall mounted vanity unit provides storage.

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Principal Bedroom

Located on the first floor and accessed via the carpeted staircase and landing area is the extremely impressive primary bedroom. Featuring high ceilings and triple windows overlooking the garden this imposing bedroom has ample room for large free standing furniture and features Bamboo flooring. The master suite is complete with a modern fully tiled ensuite which has also undergone full refurbishment to include a bath with retractable handheld shower, walk in waterfall shower, a double sink with vanity drawers, low level WC, dual controlled chrome towel rail and a wall mounted Oval touch light mirror. Complete with LED lighting and Velux window providing natural light.

Bedroom 4 / Dressing Room

Currently utilised as a bedroom, featuring carpeted flooring and dual aspects this versatile room could be utilised as a large dressing area for those only requiring three bedrooms. Located across the landing from bedroom one this room also comprises of access to the eave storage whilst housing the Worcester Bosch combi boiler carefully hidden behind a feature panel wall.

Externals & Garage

A large, open shingle driveway offers space for multiple vehicles to be parked off road whilst the expansive corner plot wraps around the property via landscaped sleeper flower beds and large

lawned areas, with enclosed board fencing and large hedges offering plenty of privacy. A patio found to the rear of the property and accessed via a walkway or doors from the dining room provides a suitable area for alfresco dining.

The detached garage features a pitched roof, lighting and power and is accessed via an electronically operated up and over door.

Location

The Laurels sits in a favourable position on the extremely popular Lions Lane in Ashley Heath.

Ashley Heath is a sought after area just a short distance from the popular and bustling

market town, Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and is a 'stone's throw' from the popular Moors Valley Country Park.

Tenure: Freehold

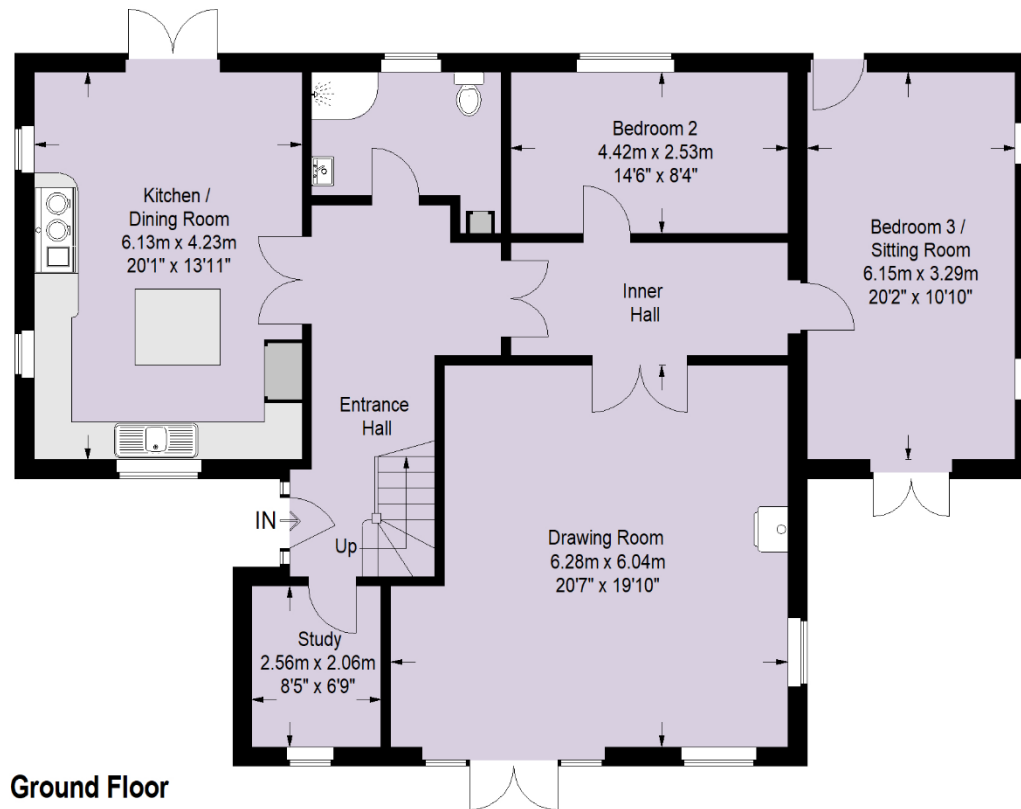
Council Tax Band: F

EPC: C

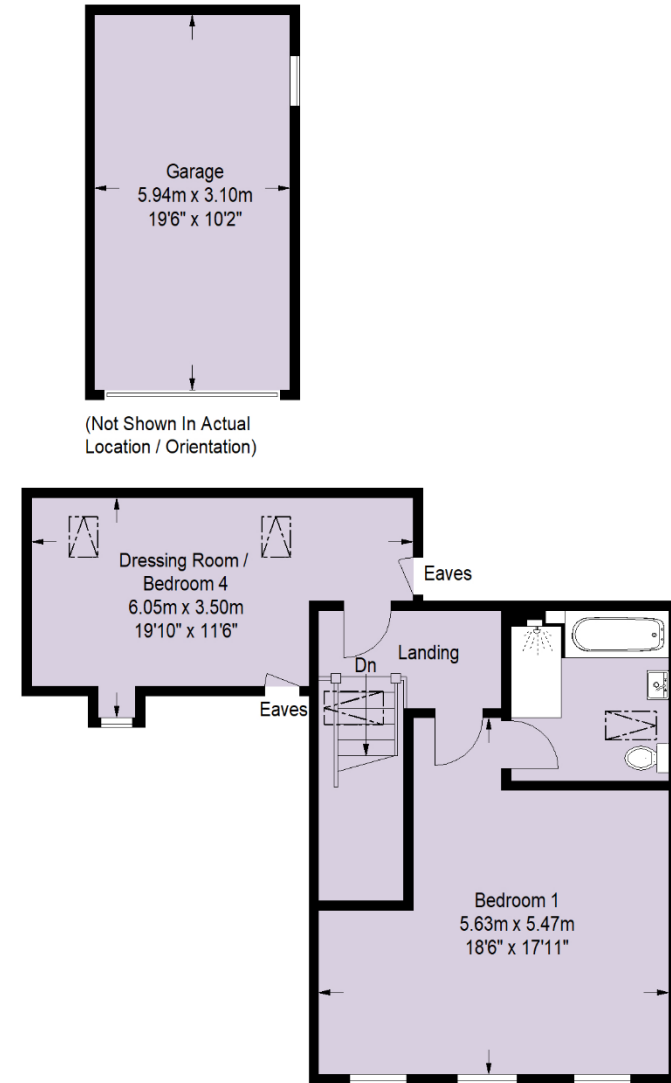
Viewing available upon request.



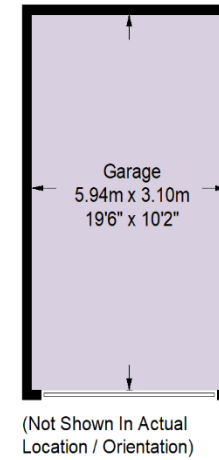
Approximate Gross Internal Area
 Ground Floor = 134.4 sq m / 1447 sq ft
 First Floor = 57.4 sq m / 618 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 210.2 sq m / 2263 sq ft



Ground Floor



First Floor



Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

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