

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









## Asking Price: £750,000

Offered chain free is this fantastic detached three double bedroom bungalow occupying an enviable plot and position within one of Ashley Heath's most prestigious roads, Lions Lane. Sitting on approximately 0.37 acres the property boasts an impressive driveway, tandem garage and spacious back garden. Comprising of a bright and airy living/dining room, modern kitchen, conservatory, three large bedrooms, utility room and family bathroom with separate WC the property is offered with planning permission for a 2,500 SqFt family home.

 2  3  2  Tandem Garage + Driveway

- Three Double Bedroom Detached Bungalow
- Chain Free
- Planning Permission Granted for approx. 2,500 SqFt Home
- Impressive Plot. Approx 0.37 Acres
- Tandem Garage and Horseshoe Driveway
- Utility/Laundry Room
- Conservatory
- Spacious Living/Dining Room

### Entrance

Approached via a large horseshoe shaped in/out driveway is the covered external storm porch. A UPVC wood effect front door with opaque glass panel inserts, opens into a spacious hallway fitted with carpeted flooring and filled with natural light. The welcoming hallway features storage and airing cupboards, whilst access to the loft is via a hatch with pull-down ladder; the loft is partially boarded and benefits from both lighting and power.

### Kitchen

The modern kitchen occupies a central rear position and enjoys far reach views of the amazing garden via double glazed

windows. A secure glazed door to the back opens to the patio and the kitchen can be accessed via the hallway or dining area. The kitchen features a laminate wood effect flooring, matt cream base and eye level units with contrasting worktop and tiled splashbacks. Comprising of an integrated Gorenge oven, fridge freezer and dishwasher, the kitchen is complete with a stainless steel sink with drainage board, electric hob and extractor and a vertical ladder style towel rail

### Living/Dining Room

A fantastic, bright and spacious room located to the front of the property, the 'L shaped' living area benefits from a large double glazed

window to the front and second aspect to the side allowing for plenty of light. With ample space for a large dining table and chairs this social space also provides access to the conservatory.

### Conservatory

Accessed via a panelled glazed door from the dining area this additional sitting room overlooks the garden. The conservatory is of half height Brick construction and features triple aspect windows with access to the patio available via UPVC glass door. Complete with GCH radiator for all year round use.

### Utility Room

The dedicated utility/laundry room has external access from the patio. Located

behind the garage this area has space and plumbing for a free standing washing machine and houses the boiler.

### Bedroom 1

A spacious principal bedroom features carpeted flooring and a large front facing window. Offering ample room for free standing furniture.

### Bedroom 2

A spacious double bedroom with back-facing window enjoying far reaching views of the impressive back garden. Complete with built-in wardrobes, the carpeted flooring and neutral décor.

### Bedroom 3

Another double bedroom with a large double glazed window and ample room for free standing furniture as required.

### Family Bathroom

The spacious family bathroom comprises of a panelled bath with mains shower above, electric towel rail, wash hand basin with vanity unit, obscure window to the rear, radiator and a Low level WC.

### Separate WC

Located next to the main bathroom is an additional WC.



**Patrick Hester**

07581253269

patrick.h@meyersstates.com



**MEYERS**  
MOVING BEYOND EXPECTATIONS

**Dan Godwin**

07921630833

dan.g@meyersstates.com



## **Tandem Garage**

Accessed via the drive and located to the front right of the property is the tandem garage. Featuring an up and over door, lighting and power the garage has ample space for storage and benefits from a side window and door for garden access.

## **Externally**

Sitting on a generous plot the bungalows garden is a fantastic asset. The horseshoe in and out driveway provides ample parking for multiple vehicles and benefits from mature shrub flowerbeds. Secure private side gates provide pedestrian access to the back garden which features a large patio suitable for

al-fresco dining and entertaining, also accessible via the kitchen or conservatory.

The enclosed and private back garden enjoys large lawn areas with the potential of an allotment style area suitable for vegetable growing. A winding path meanders to another area currently enjoying a further seated space, whilst the garden also enjoys a small pond with hedge surrounds. Bordered entirely by mature hedgerows, fencing and trees the secluded back garden is a private and level space suitable for any buyer.

**Tenure:** Freehold | **Council Tax Band:** E | **EPC Rating:** C

*For further information and viewings arrangements please contact us today on 01425 561227 or visit our social media platforms @Meyersestatesringwood*

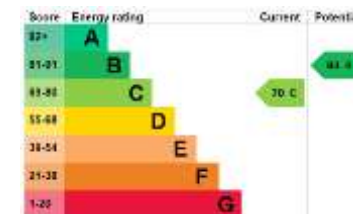
## **Location**

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 popularity continues to increase thanks to its 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 family friendly Moors Valley Country Park.



## CURRENT FLOORPLAN

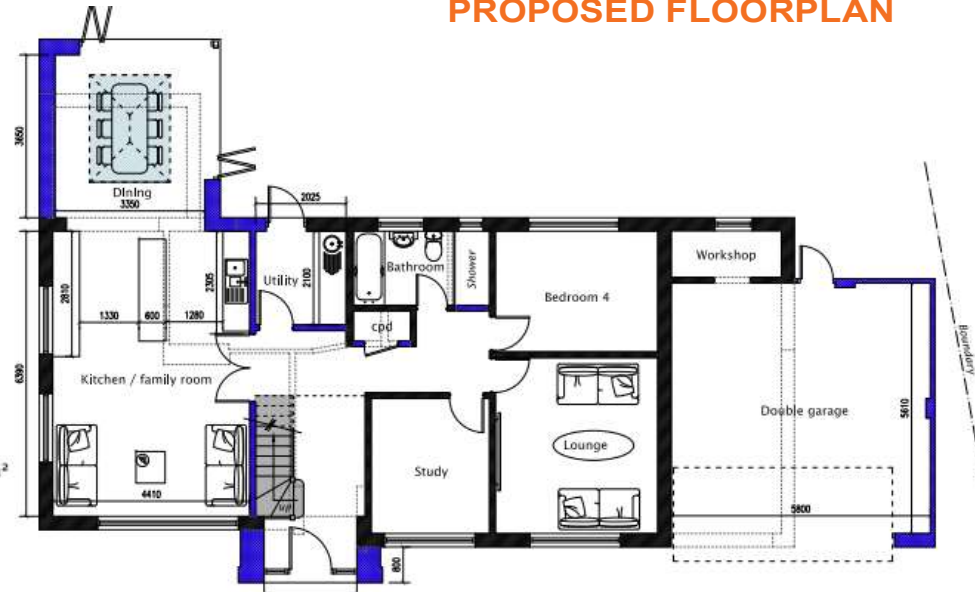
Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft  
 Garage / Utility = 18.5 sq m / 199 sq ft  
 Total = 116.5 sq m / 1254 sq ft



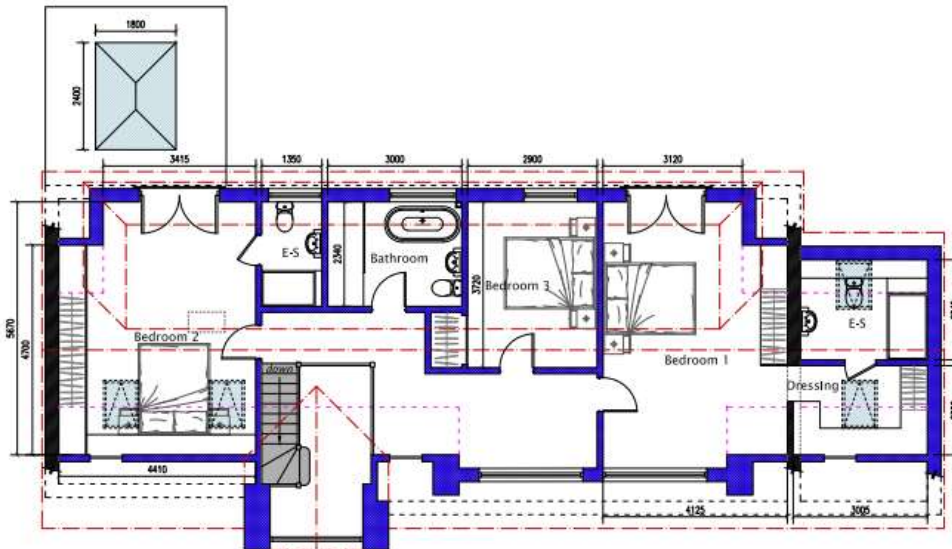


## PROPOSED FLOORPLAN

Ground floor - 142m<sup>2</sup>  
@ scale 1:50



First floor /  
roof plan - 98.8m<sup>2</sup>  
@ scale 1:50



DRAWING NUMBER <b>23 - 845/003 F</b>		
SCALE 1:50 @ A1	DRAWN BY R.S.MJTH	DATE MARCH 2023
PROJECT 38 Lions Lane Ashley Heath		
DRAWING TITLE LOFT CONVERSION, EXTENSION & ALTERATIONS PROPOSED FLOOR PLANS		