

Folly Farm Lane
Ashley Heath | BH24 2NN





Asking Price: £600,000

Located on a lane with just three well established residents is this imposing detached five bedroom family home requiring full modernisation. With two reception rooms, double garage, utility room, en-suite and large private garden the property offers huge extension potential subject to planning permission. Offered chain free the house also profits from a private gated driveway providing access and parking for multiple vehicles and sits centrally on a generous plot. Contacts us today for more information and viewing arrangements

 2  4/5  3  Multiple + Double Garage

- Five Bedroom Family Home Requiring Modernisation
- Over 1800 SQFT
- Detached Property Sitting Centrally on a 1/3 of an Acre
- Two reception Rooms & Large Kitchen/Breakfast Room
- Integral Double Garage
- Gated Entrance with Spacious Driveway
- En-Suite Shower Room
- Chain Free
- Versatile Ground Floor Room suitable for a Bedroom or Home Office

Entrance Hall

Approached via a tarmac driveway and private gate this imposing property presents buyers with a unique opportunity to acquire a large family home with refurbishment potential. A large driveway offers ample space for parking whilst paved slabs lead to an external storm porch with lighting.

A wooden front door opens to the hallway which features additional panel window for lighting. The carpeted hallway houses the staircase, door to all principal rooms and a sliding door to a cloakroom with low level wc, storage cupboard, obscure window and wash hand basin.

Kitchen/Breakfast Room

The kitchen breakfast room

enjoys views across the garden via a large window and offers ample space for a four seater table and additional free standing furniture as required. The kitchen comprises of a range of base and eye level units, free standing oven with hob, stainless steel sink with dual drainage boards.

Utility Room

The kitchen provides access to the utility room which houses the boiler, free standing washing machine and access to the garage via a secure back door. Also providing access to the back garden via a UPVC door with a window sitting above the sink.

Living & Dining Rooms

The spacious double aspect sitting room benefits from a double glazed front window and sliding door to the back patio. Complete with carpeted flooring, a gas central heating radiator and feature stone fireplace with gas fire.

An archway from the living room or door from hallway provide access to the dining room which flows nicely with the downstairs configuration. Enjoying a window overlooking the rear garden and wall mounted radiator.

Study/Bedroom 5

The ground floor office is accessed via the hallway. Featuring a front aspect window this versatile room could be utilised as a fifth

bedroom or additional reception room.

Landing

A carpeted staircase with window leads to the first floor landing which houses a spacious airing cupboard and access to the loft via a conventional hatch.

Bedroom 1

Bedroom one is a large double room enjoying elevated views of the private back garden. Featuring double built in wardrobes with hanging rail and shelving space this bedroom also features an en-suite shower room with obscure front facing window.

Bedroom 2

Bedroom two is also located to the rear of the property and benefits from built in folding door wardrobes with hanging rails and shelving.

Bedroom 3

Bedroom three is a smaller double bedroom once again accessed via the landing and located to the rear of the property. This room has ample space for free standing furniture as required.

Bedroom 4

Bedroom four is located to the front of the property, the perfect nursery or child's bedroom this neutral room is flooded with natural light.

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Garage

The double garage offers excellent additional storage space with internal access gained via the utility room. Complete with power and lighting it also features two up and over doors from the driveway.

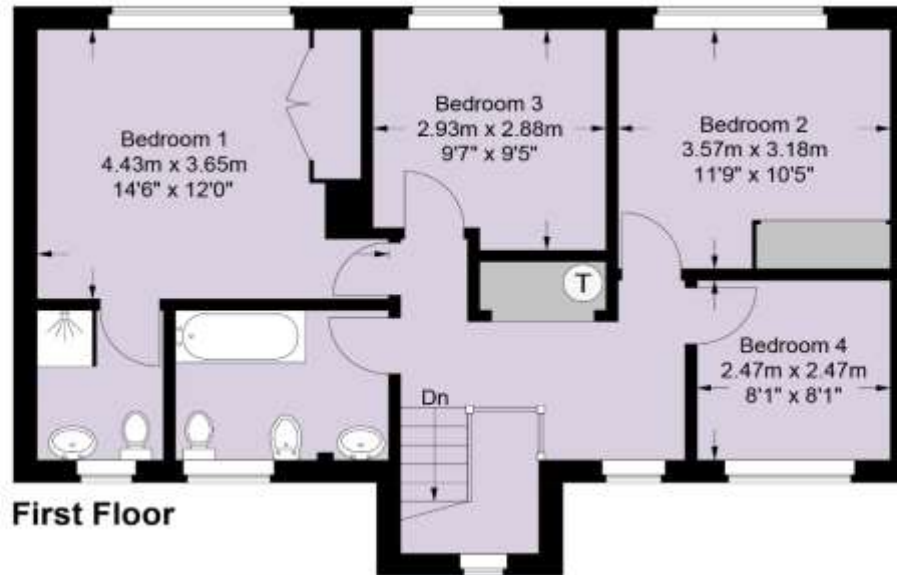
Outside Space

A real feature of the home is the considerable plot it is positioned on. Offering a back garden with huge potential. Currently featuring a back patio and predominantly laid to lawn it is eclipsed by mature shrub and heads borders with access also obtainable via a secure side gate.

Location

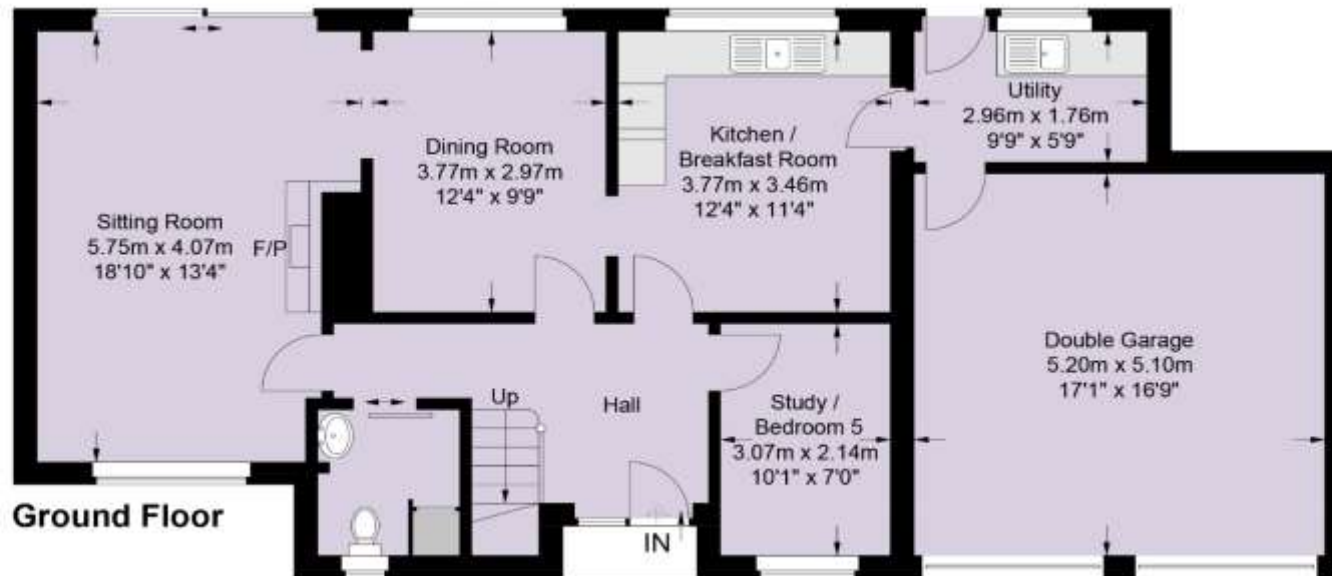
Situated in a secluded position within a private cul-de-sac the property is extremely well positioned in a convenient location. Ashley Heath is a sought after area just a short distance from the popular and bustling market town, Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's 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.





First Floor

Approximate Gross Internal Area
 Ground Floor = 104.8 sq m / 1128 sq ft
 First Floor = 64.3 sq m / 692 sq ft
 Total = 169.1 sq m / 1820 sq ft
 (Including Double Garage)



Ground Floor

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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.