



Lions Lane

Ashley Heath BH24 2HJ

OFFERS IN EXCESS OF £700,000

Winkworth



OFFERS IN EXCESS OF £700,000 FREEHOLD

An immaculately presented and very spacious three/four bedroom, two bathroom detached chalet style residence is positioned centrally within a secluded plot of 0.18 of an acre.

The property has a versatile layout that will suit a range of buyers needs and has a large loft space, ideal for those looking to extend and modernise a property in a premier location.

Externally there is off road parking for multiple vehicles and a double garage. The rear garden is landscaped with a private outlook over the woods and a heated, covered swimming pool.

Detached
Three/Four Bedrooms
Two Bathrooms
Utility Room
Immaculate Throughout
Extension Potential
Double Garage
Premier Location

Off Road Parking For Multiple Vehicles
0.18 Of An Acre Plot with Heated Swimming Pool

EPC C I Council Tax Band F

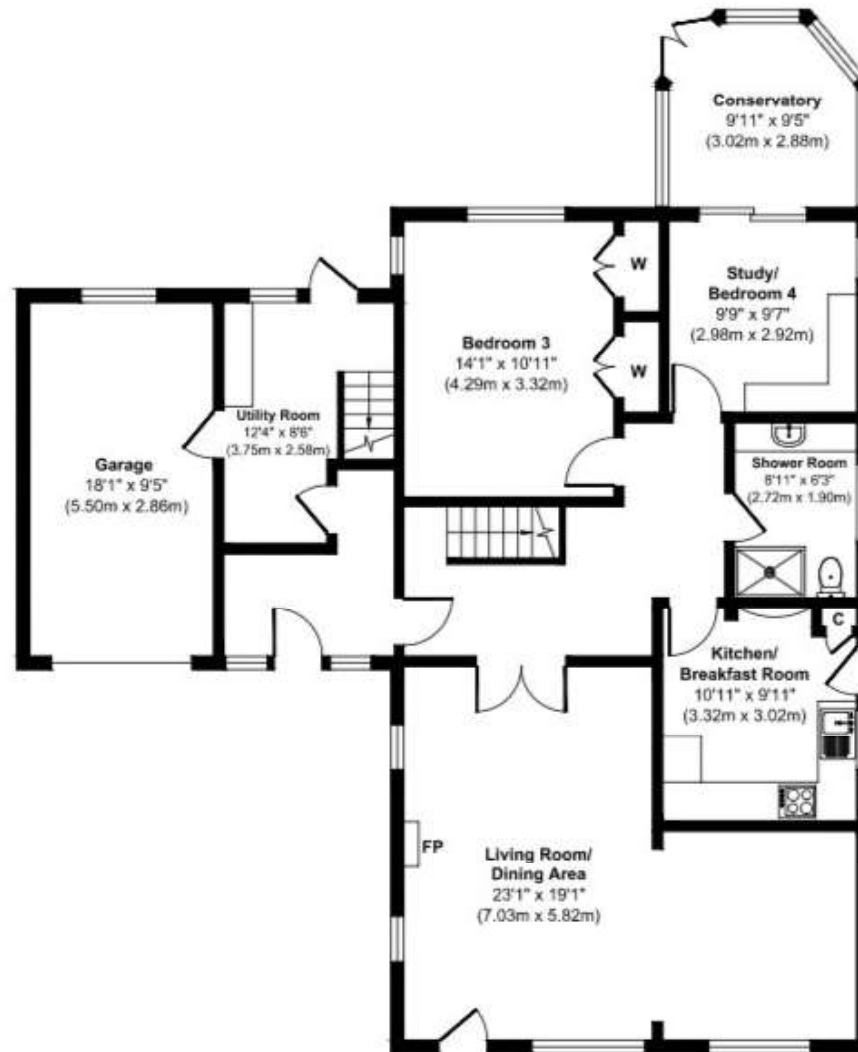
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Lions Lane



Ground Floor
Approximate Floor Area
1396 sq. ft
(129.69 sq. m)



First Floor
Approximate Floor Area
501 sq. ft
(46.58 sq. m)

Approx. Gross Internal Floor Area 1897 sq. ft / 176.27 sq. m.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.



LOCATION

Lions Lane is a sought after residential area within easy walking distance to the reputedly shortest high street in England as well as local convenience stores. There are bus routes nearby giving you easy access to Ringwood, Ferndown, Bournemouth & Poole, all of which offer an excellent range of shops, bars, restaurants and leisure facilities. There are award winning beaches just twenty minutes away and the nearby A31 provides quick access to the New Forest, Southampton and London for the commuter by car.

Winkworth Ferndown

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