



Property
Address

Ashley Heath, Ringwood, Hampshire, BH24 2JA

FREEHOLD

A simply stunning private and mature plot of 0.33 acres, extensive parking and a detached double garage, are just a few features of this delightful detached property that has planning permission passed (august 2021) to create a breath-taking contemporary style family home of approximately 4000 square feet. Planning reference: 3/21/0469/HOU

This unique property could be simply extended on a smaller scale to create a home/annexe, or extended to the plans passed, creating an incredible contemporary home with a prestigious Lions Lane entrance and address (we believe the address would become 70 lions Lane). Currently the beautiful private plot contains a well presented detached family home with detached double garage. This comprises four well-proportioned bedrooms served by two modern white bathrooms (one en-suite).

The ground floor lies host to a wonderful bright and spacious dual-aspect sitting room, a formal dining room, a lovely contemporary style kitchen/breakfast room and matching separate utility room and ground floor cloakroom.

Further benefits include Cat 5 cabling to three rooms, a remotely operated up and over garage door, gas central heating and some double glazing.

The current access from Shelley Close provides extensive parking and leads to the detached double garage, but the new entrance would come from Lions Lane, creating a completely different feel to the approach. The plot is wonderfully private and measures 0.33 acres. It offers unexpected levels of privacy and seclusion with established shrubs, trees and hedging.

In our opinion, if the plans were followed through, you would have one of the finest homes in the area with all of the usual benefits of living in Ashley Heath. Things like the Castleman Trail, Moors Valley Country Park, Avon Heath Country Park and easy access to the A31, Ringwood Wimborne and Bournemouth.

COUNCIL TAX BAND: F (East Dorset)

ENERGY PERFORMANCE RATING: D

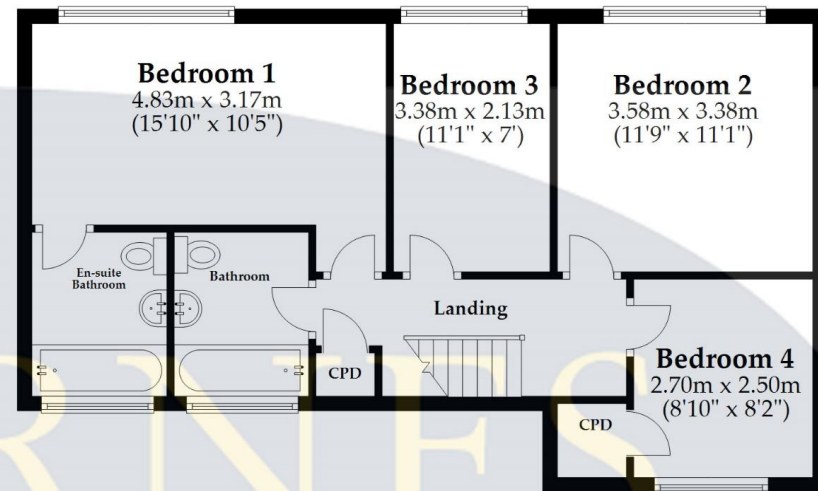
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

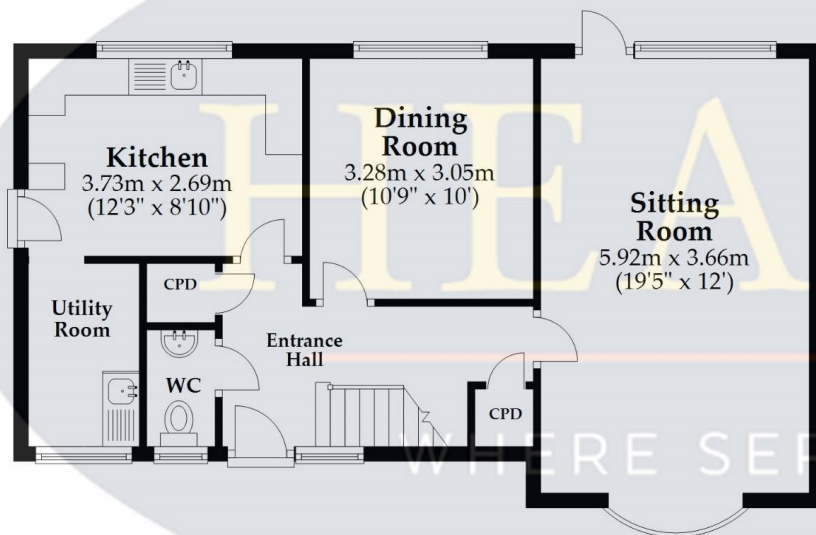
First Floor

Approx. 58.1 sq. metres (625.6 sq. feet)



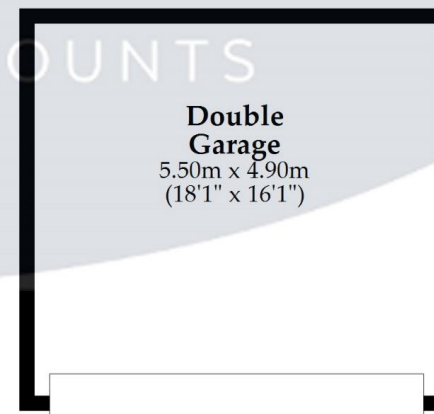
Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



Garage

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 143.9 sq. metres (1548.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



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