

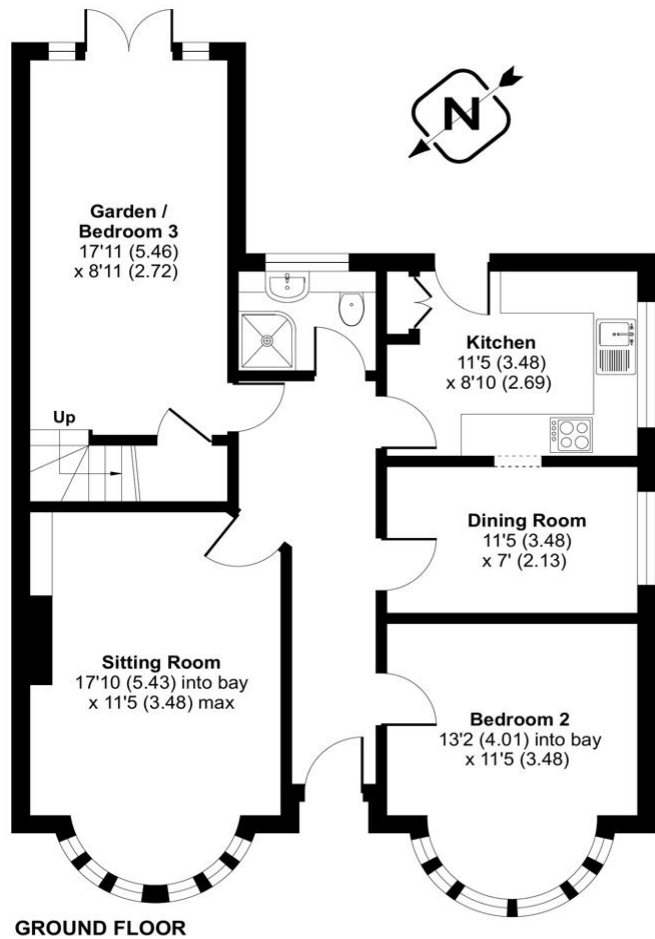


Ashdene Road, Ashurst, Southampton, Hampshire, SO40 7DR

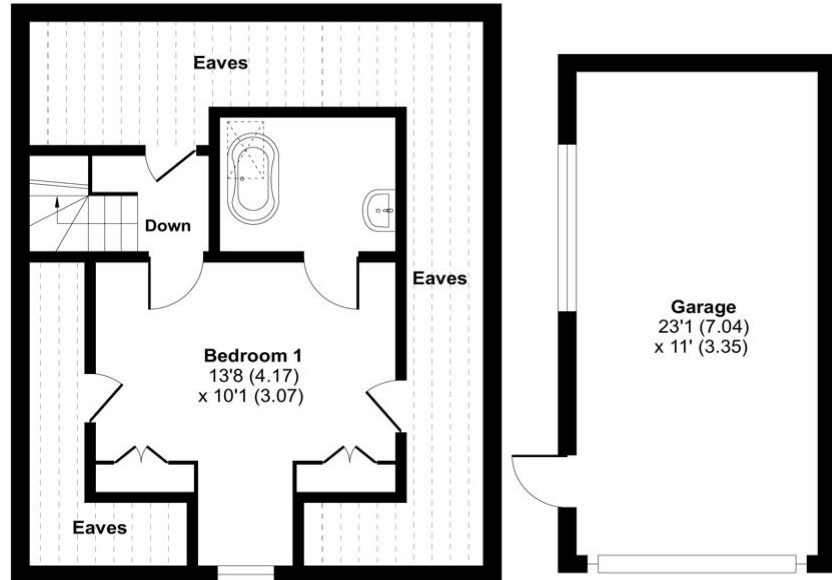


ACCOMMODATION

An enticing opportunity awaits you to acquire an attractive detached chalet bungalow nestled in the heart of the sought-after New Forest village of Ashurst. Beautifully maintained, this home offers a seamless move-in experience, featuring a versatile and practical 'social flow'. The layout is adaptable, potentially accommodating three bedrooms, one of which is on the first floor with a stylish en-suite bathroom featuring a slipper bath and a Velux window. Appealing bay windows are found in bedroom two and the sitting room, a hallmark of local Bratcher-built bungalows. The fitted kitchen has a good range of built-in storage with a door opening to the rear garden. The kitchen is complemented by a separate dining room, while the sitting room displays a lovely feature window and a fireplace with a log burner. A garden room/bedroom three has French doors to the garden providing an attractive outlook. The property holds further potential for extension, subject to necessary planning permissions, while also boasting abundant driveway parking that extends to a detached single garage, thoughtfully equipped with power and light. The manicured gardens, with artistic borders and mainly laid to lawn, offer a serene setting to the home, together with being wonderfully private. Ashurst presents an array of local amenities including a shop, three pubs, and diverse eateries, accompanied by numerous scenic walking and cycling paths nearby.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1110 sq ft / 103.1 sq m
 Limited Use Area(s) = 274 sq ft / 25.4 sq m
 Garage = 254 sq ft / 23.5 sq m
 Total = 1638 sq ft / 152.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1017267



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Ashurst presents an array of local amenities including a shop, three pubs, and diverse eateries, accompanied by numerous scenic walking and cycling paths in close proximity. Excellent local schooling is available and Ashurst's train station provides a convenient direct link to London Waterloo. Ashurst is conveniently positioned within the New Forest National Park, minutes from the open Forest. Lyndhurst is just 3 miles away with a comprehensive range of amenities available in the neighbouring town of Totton or commercial centre of Southampton. Access onto the motorway assures Ashurst as a highly convenient location for easy access to the south coast or London.



SPECIFICATION

- Detached chalet bungalow
- Two/three bedrooms
- Manicured gardens enjoying a wonderfully private setting
- Cottage-style kitchen with integrated appliances
- Off-road parking and detached garage
- Gas-fired heating



LOCAL AUTHORITY

New Forest District Council (Tax Band D)

ASKING PRICE

Asking Price £600,000

TENURE

Freehold