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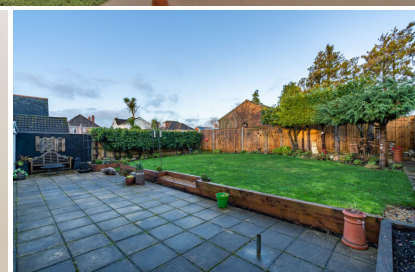
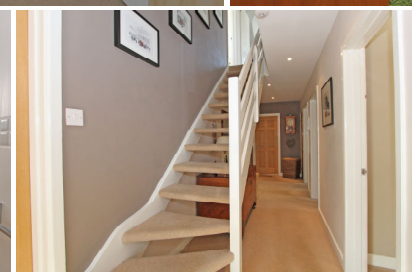
Lyndhurst Road

Ashurst

OIEO £500,000

Agents Comment

A spacious four bedroom chalet bungalow located within the New Forest National Park, minutes from the open forest and a short walk from varied amenities including direct rail links to London Waterloo. The bright and spacious accommodation is comfortable and sociable, offering four bedrooms, three reception rooms and optional open plan living. A viewing is advised in order to appreciate the space available.











Lyndhurst Road

Ashurst

SO40 7BE

Summary of Features

-  A detached four bedroom chalet bungalow
-  Well presented with three reception rooms
-  Ideally situated in the heart of Ashurst
-  Four bedrooms with ensuite to bedroom two
-  Ample off road parking for numerous vehicles, large car port and garage
-  All mains services
-  Close to village amenities
-  Direct rail link to Waterloo from Ashurst Station (within approximately 1/2 mile)

Introduction

Ideally situated close to the heart of the popular New Forest village of Ashurst is this chalet home of generous proportions. The generous living space could easily be adapted to individual needs with four bedrooms and three receptions. The generous kitchen opens to the useful utility room, dining room and onto a further sun room creating an open, sociable space. The private frontage offers extensive parking abutting the large car port which leads to a spacious further garage, perfect for multiple vehicular storage. The rear garden is private and positioned well to capture the afternoon and evening sun. A short stroll to the village centre offers a variety of shops, eateries and public houses with direct rail links to London Waterloo via Ashurst train station.

Description

The attractive part glazed composite front doors with leaded inserts open into the bright and airy entrance vestibule offering ample space for coats and shoes. A secure inner door opens into the spacious entrance hall hosting the open staircase to the first floor and accessing the majority of the primary rooms. The generous dual aspect sitting room features a curved bay window to the front aspect and a charming red brick fireplace with timber mantle and inset log burning stove. Double sliding doors open into the social dining area with adjoining garden room flooded with natural light from the glazed rear aspect and glass roof canopy. An open arch to the kitchen breakfast room creates a spacious open plan feel extending to the further breakfast room, utility and cloakroom. The cottage style kitchen offers an extensive range of units providing ample storage space including a larder

cupboard. The oak effect work surface complements the cream units whilst incorporating a range of integrated appliances which include an eye level double oven, five burner gas hob, extractor hood and dishwasher. Plumbing and space for further white goods is available within the utility room. The master and bedroom four are situated on the ground floor with full height fitted wardrobes to the master. The family bathroom is fully tiled and comprises a panelled bath, shower cubicle with power shower, pedestal wash hand basin and low level WC. An airing cupboard is accessed from the hallway. The first floor landing serves two further bedrooms with access available into the eaves. Bedroom two boasts an ensuite shower room with WC, wash hand basin and heated towel rail.

Outside

The property is approached via a tarmac driveway extending to an enclosed car port with double secure doors. A high evergreen hedgerow provides a pleasant screen from passersby with trimmed hedgerows and mature trees to the boundaries. Ample parking is available for numerous vehicles with a walled block paved terrace and two shaped firs which flank the steps up to the front door. A pedestrian side gate leads to the enclosed rear garden with a large patio area that meets the raised lawn, ideal for entertaining or relaxing. The shaped borders are well tended punctuated with a variety of small trees and shrubs. A large single garage is situated to the rear of the car port, ideal for any car enthusiasts offering extensive storage space.

Agent Note

A well presented versatile four bedroom chalet property benefiting from all mains services with extensive parking, a car port and garage.

Location

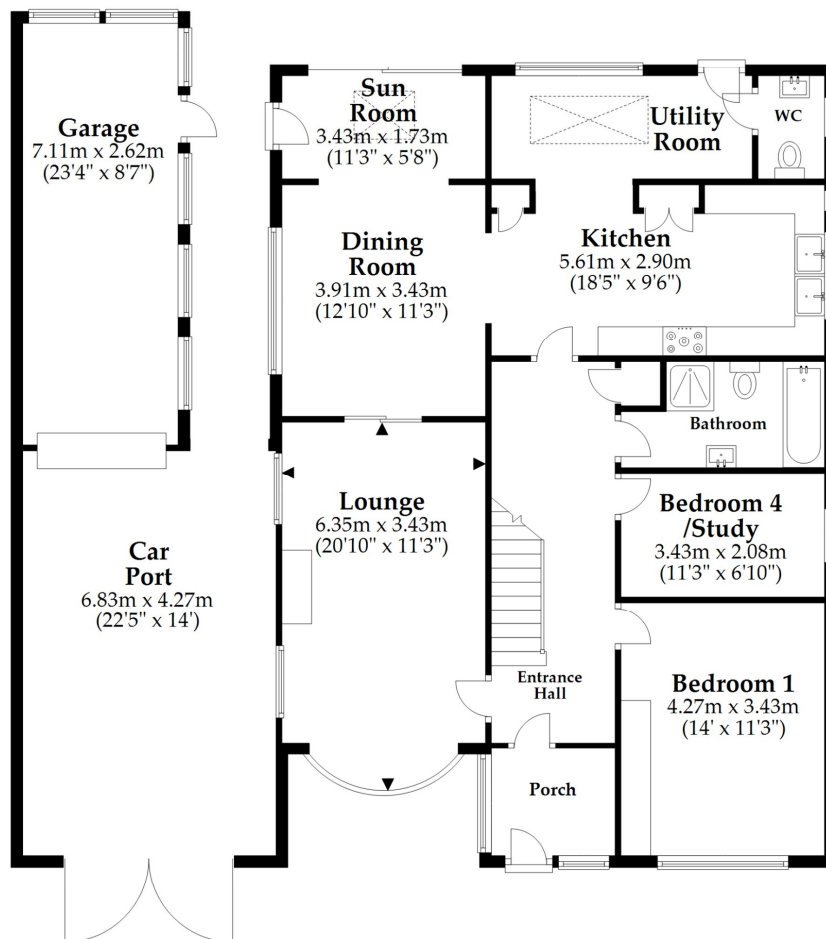
Ashurst is conveniently positioned within the New Forest National Park, minutes from the open Forest with a wealth of local amenities in the village including shops, restaurants, public houses and a train station with a direct line to London Waterloo. Lyndhurst is just 3 miles away with a comprehensive 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.

Directions

From our office proceed south east on the A36 and straight over the M27 motorway onto the A326. Follow signs to Lyndhurst via the A35 into Ashurst where no 74 can be found on the right hand side.

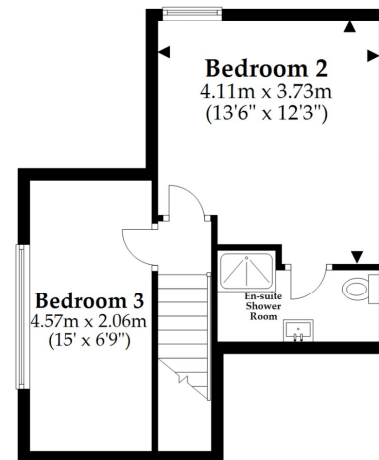
Ground Floor

Approx. 162.3 sq. metres (1746.7 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



Total area: approx. 194.1 sq. metres (2089.0 sq. feet)

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	72

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These details do not constitute a contract or part of a contract.



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