



6 Andrew Lane, Ashley, BH25 5QD

£425,000

Mitchells
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*6 Andrew Lane
Ashley
Hampshire
BH25 5QD*

This highly deceptive and extremely spacious three bedroom detached house is situated in this quiet location and walking distance of the local shops and schools. The property offers bright and spacious accommodation with features including a kitchen/dining room, a utility room, three toilets, a sunroom and a carport/workshop.

- Sun Lounge
- Hallway
- Two Ground Floor Cloakrooms
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Garden
- Carport/Workshop



The Property

The front door leads through to the sun lounge which has a bright sunny southerly aspect, double casement doors to the front, a large UPVC window, carpeted flooring and is constructed of cavity brick walls and a solid.

This intern leads through to the entrance hall with stairs to the first floor landing, understairs storage and a double radiator.

The ground floor cloakroom has a white suite comprising a WC, pedestal wash hand basin, part tiled walls and a UPVC window.

The sitting room has a bright double aspect with double casement doors leading through to the sun lounge, TV aerial point and a double radiator.

The kitchen/dining room is a lovely bright room with a good range of wall and base units with a contrasting worktop, one and a half bowl sink with mixer tap over and drainer, space for a free standing cooker, space and plumbing for a washing machine, larder style cupboard currently housing the tall stand up fridge freezer, ample space for dining, a bright double aspect, floor standing oil fired boiler and door gives access through to the utility/rear lobby.

Utility/rear lobby with a UPVC door to the garden, a bright double aspect and gives access through to the ground floor cloakroom with a WC, wash hand basin and a window.

On the first floor landing is a UPVC window letting in lots of natural light, a loft hatch and an airing cupboard housing the hot water cylinder with slated shelves for storage.

On the first floor are three lovely bedrooms all benefitting from built in storage with bedrooms one and two being particularly spacious double bedrooms and the master enjoying a bright double aspect.

The family room has a white suite comprising a panel bath, wash hand basin with storage beneath, WC, part tiled walls, UPVC window and a heated towel rail.





Gardens & Grounds

To the front of the property is a generous front garden with the lawn being laid to artificial grass with mature borders and hedging and a tarmac driveway giving access to the garage and off road parking for numerous vehicles.

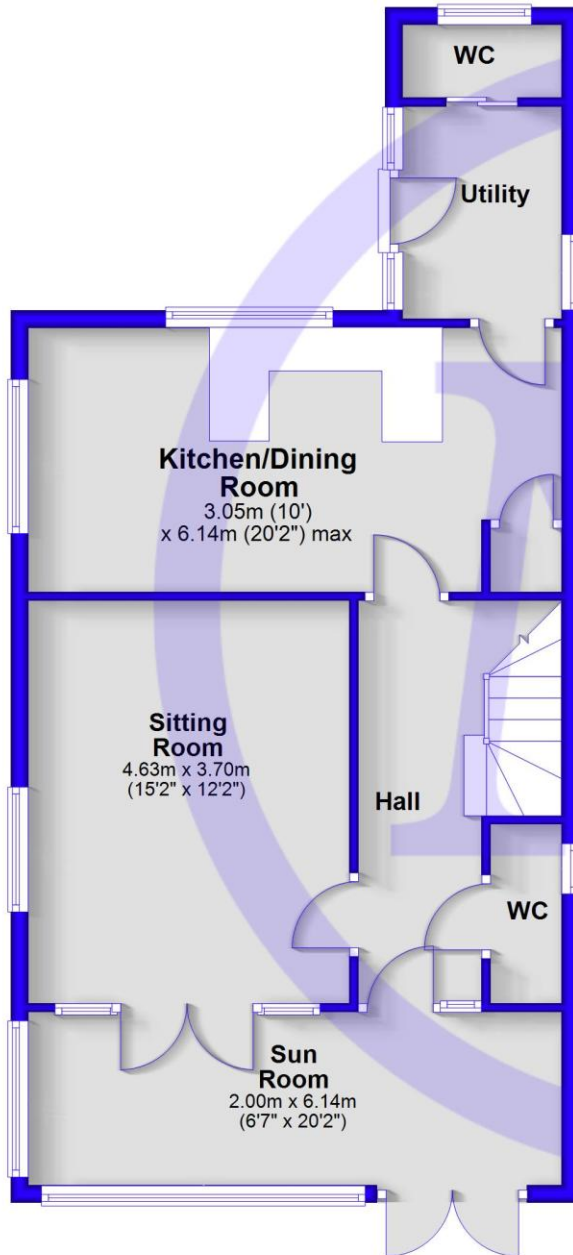
The rear garden has been laid to hard standing with high level fencing making it private and secluded with a further area of parking, a large garage/workshop and a storage shed.

Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating E

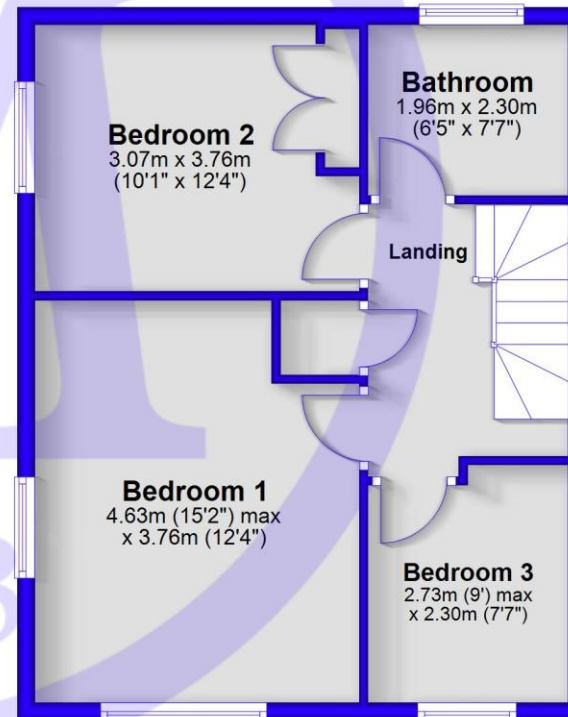
Ground Floor

Approx. 67.0 sq. metres (721.1 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 114.9 sq. metres (1236.7 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue across at the next roundabout and take the first turning left into Lower Ashley Road. Take the fourth turning left into Andrew Lane where the property will be seen after a short distance on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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