



*34 Kings Road, Ashley, BH25 5AY*

£669,950

**Mitchells**  
1963 — TODAY





*34 Kings Road  
Ashley  
New Milton  
BH25 5AY*

A truly outstanding example of a totally and professionally refurbished largely extended detached single storey dwelling that is located in a peaceful residential road approximately one mile from New Milton town centre. The property has been refurbished with a close eye to detail and to a high specification. Some of the many appealing features include zoned underfloor heating throughout, two luxury bathrooms and an impressive nine meter open plan living area. To the front there is parking for multiple vehicles. This property would suit a wide range of applicant from a growing family to a retirement move. An internal inspection comes highly recommended.

- Entrance Hall
- Sitting Room
- Study
- Living/Kitchen/Dining Room
- Utility Room
- Cloakroom
- Four Double Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Off Road Parking
- Private Gardens





## The Property

Entrance hall with herringbone style tiled floor, wet underfloor heating, separate WC and a generous study.

Utility with a continuation of the tiled flooring, plumbing for washing machine, radiator, wall mounted gas boiler and door leading to the rear passage way.

Dual aspect sitting room with carpeted floor and central eye level television points.

Highly impressive 9m x 5m open planned living/kitchen/dining room with herringbone tiled flooring and zoned wet underfloor heating, south facing bifold doors leading to the rear garden and a fully integral kitchen with walk in larder cupboard, large central island with storage under, dishwasher, two full sized ovens and a gas hob.

Door leading to the inner hall with a continuation of the tiled flooring which continues through to all of the bedrooms and bathrooms.

Four double bedrooms, bedroom one is a particular generous size with an attractive bay window, a separate dressing room and an ensuite shower room (currently under construction, completion January 2024).

The family bathroom has been finished to a high standard with fully tiled stone effect walls, tiled flooring, standalone bath with central taps, wash hand basin inset into timber vanity unit with storage under, a large wet room style cubicle with static shower screen, ladder towel rail and window.





## *Gardens & Grounds*

The front of the property is screened well with a rendered wall and a large brick bordered decorative gravel driveway offering parking for multiple vehicles with access to both sides of the bungalow.

The rear garden adjoins the open planned living area and has been laid for ease of maintenance with a Indian sandstone patio, a large area of artificial lawn, a timber covered pergola currently housing a built in hot tub with storage behind and a timber shed with power for additional storage.



## *Services*

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

## Ground Floor

Approx. 145.2 sq. metres (1562.8 sq. feet)



Total area: approx. 145.2 sq. metres (1562.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



## Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

## Directions

From Mitchells proceed across the traffic lights into Ashley Road, continue through the next set of lights and upon reaching the top of the hill turn left into Kings Road, where the property will be found on the right hand side.





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