



*Rivendell, Andrew Lane, Ashley, BH25 5QD*

£525,000

**Mitchells**  
1963 — TODAY



*Rivendell  
Andrew Lane  
Ashley  
New Milton  
Hampshire  
BH25 5QD*

A largely extended and totally renovated four double bedroom detached chalet style residence which is presented in as new condition throughout. Features include a superb open plan kitchen/living/dining area across the rear, two ground floor bedrooms and a large private south facing garden. This property is situated in a popular residential road close to local school and amenities.

- Entrance Hall
- Open Plan Kitchen/Living/Dining Area
- Two Ground Floor Bedrooms
- Ground Floor Shower Room
- Two First Floor Bedrooms
- First Floor Bathroom
- Driveway
- South Facing Garden
- Timber Chalet



## The Property

Spacious entrance hall with under stairs coat storage and galleried landing with Velux window providing an abundance of light and a high specification wood effect LVT flooring.

Two ground floor double bedrooms, both located to the front of the property.

Refitted ground floor shower room with part tiled walls and a large double width walk-in shower, low flush WC and a pedestal wash hand basin with ladder towel rail, window and a continuation of the LVT flooring.

Superb open plan kitchen/living/dining area across the rear of the property with an elevated southerly view over the rear garden with sliding doors leading to the patio. The living area is particularly generous and the kitchen has a large range of built in wall and base units with a wood effect laminate worktop, space for washing machine, tall fridge freezer, an integral dishwasher and also included is a range style electric oven with gas hob.

First floor galleried landing which is particularly bright with Velux window.

Two generous double bedrooms, one located to the front and bedroom two located to the rear of the property and both benefiting from eaves storage.

First floor bathroom with full sized bath with shower over, shower screen, part tiled wall, low flush WC, pedestal wash hand basin, ladder towel rail and window.





## *Gardens & Grounds*

To the front of the property is a large gravel drive offering parking for multiple vehicles with access down both sides of the property to the rear garden

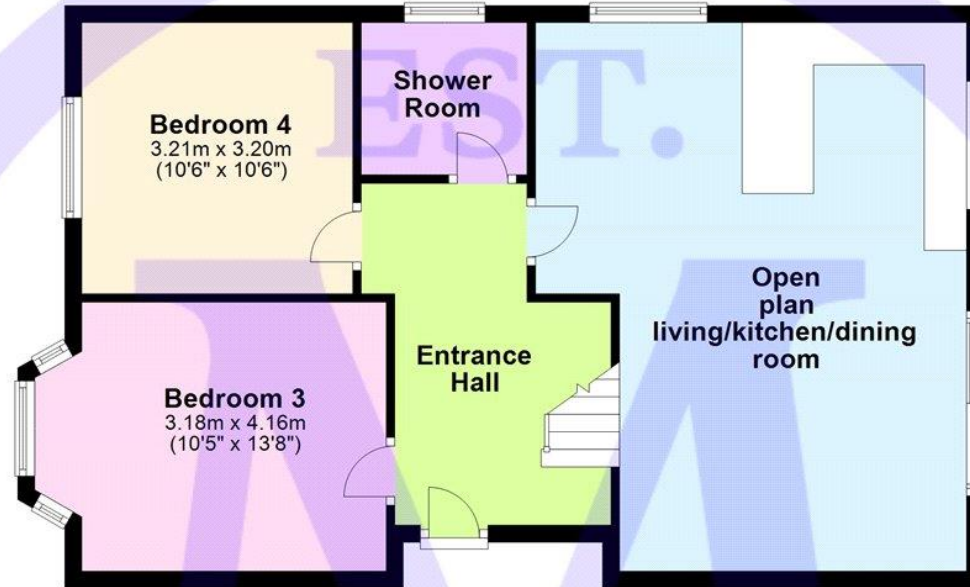
There is a newly laid patio adjoining the rear with steps leading down from the living area and a large area of lawn with a perimeter fence and is south facing. There is a large timber chalet with power of which uses could be endless from gym/summerhouse/home office.

## *Services*

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

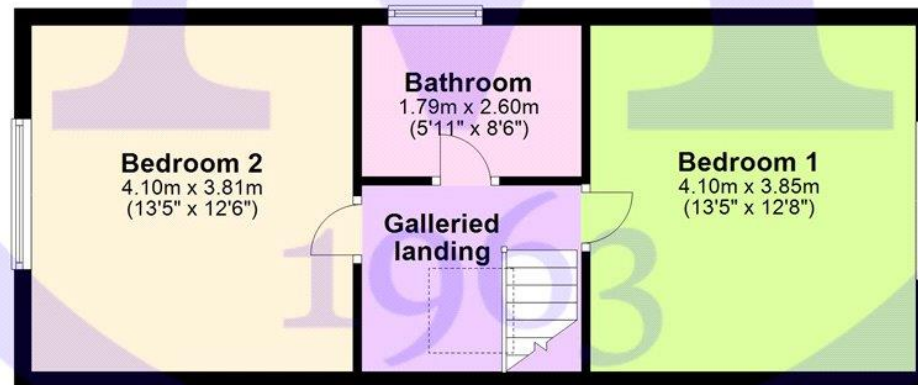
## Floor Plan

Approx. 67.3 sq. metres (724.4 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.4 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.

**Rivendell, Andrew Lane, Ashley, New Milton**

## 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 turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto the A337, continue across the next roundabout and take the first left into Lower Ashley Road. Take the fourth left into Andrew Lane, continue round and the property will be found on the left hand side.





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