

32 OAK ROAD
ASHLEY, NEW MILTON, BH25 5BD





Promap
LANDMARK INFORMATION

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32 OAK ROAD

Ashley, New Milton, BH25 5BD

A superb refurbishment and new build opportunity. A rare chance to purchase a three bedroom end of terrace house with full planning permission granted for an attached brand new three bedroom house. This is a 'ready to go' opportunity situated in a popular and mature residential location within easy reach of the local shops and schools.

Existing House:

- Porch •Sitting Room •Family Room •Dining Room •Kitchen •Cloakroom •Conservatory/Utility Room
- Landing •Three Bedrooms •Bathroom
- Garage •Off Road Parking •Large Gardens

New Build:

- Entrance Hall •Sitting Room •Kitchen/Dining Room •Utility Room •Cloakroom •Bike Store
- Landing •Three Bedrooms •Bathroom
- Off Road Parking •Private Gardens



Front Elevation
Oak Road Street Scene

O.I.R.O. £535,000

The Project

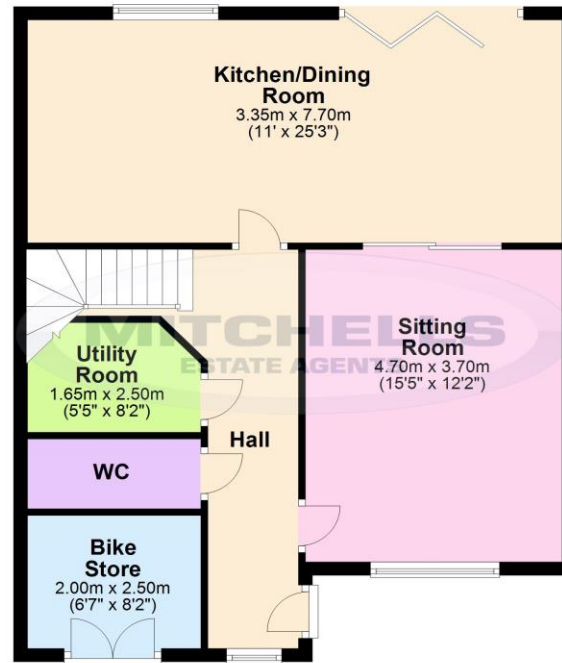
In its present form the property is an extended three bedroom semi-detached house set on a large plot and features include three reception rooms including a superb triple aspect sitting room with casement doors onto the garden, a UPVC double glazed conservatory/utility room, excellent room sizes, a ground floor cloakroom and a sunny rear aspect

Full planning permission has been granted to remove the single storey side extension and create a brand new attached house of approximately 120 m².

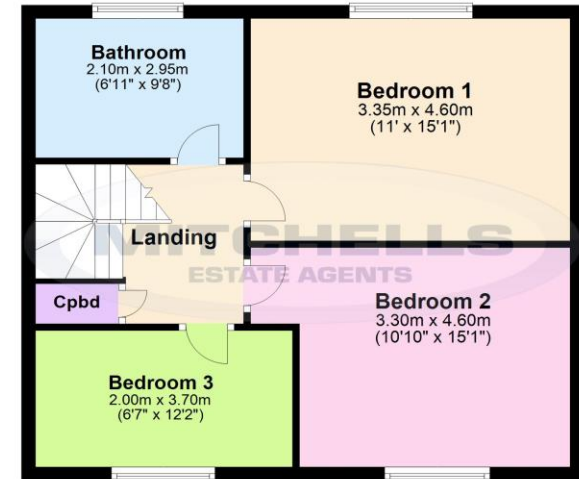
There is also planning permission to extend the existing house to the rear creating a superb large kitchen/dining area.

For your information, the community infrastructure levy fee payable is £11,938.91 less the unilateral undertaking infrastructure credit of £5,597 which has already been paid.

Ground Floor
Approx. 67.8 sq. metres (730.3 sq. feet)



First Floor
Approx. 51.6 sq. metres (555.9 sq. feet)



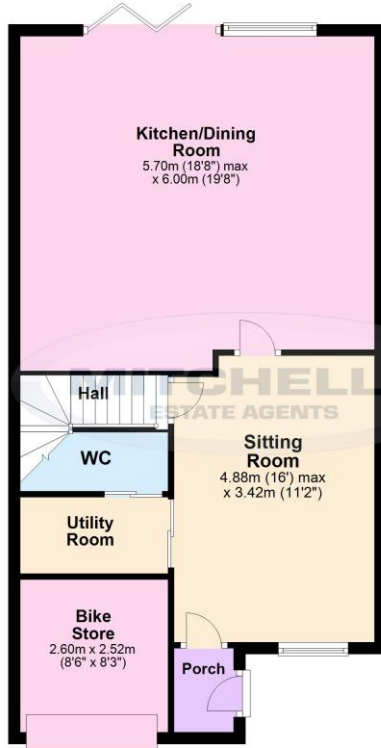
Total area: approx. 119.5 sq. metres (1286.2 sq. feet)

*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.



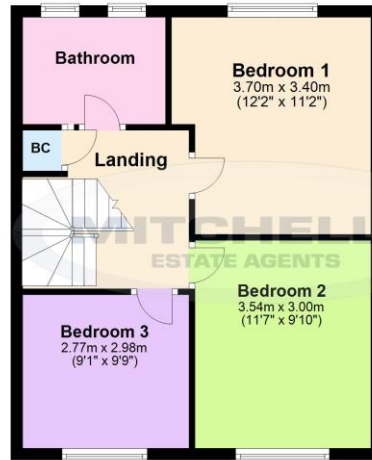
Existing House Extended

Approx. 67.7 sq. metres (728.2 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 112.0 sq. metres (1205.9 sq. feet)

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Ground Floor Plan
scale 1:100

Gardens & Grounds

The property sits on a large corner with good off road parking to the front with a timber gate providing side access.

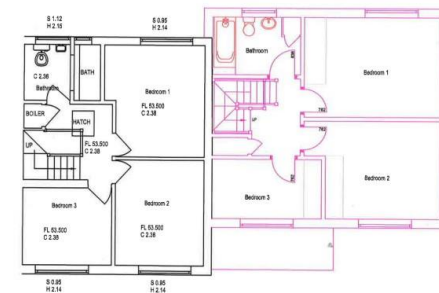
The back garden is laid mainly to a large area of lawn with a sunny southerly aspect and with colourful flower and shrub borders.

Services

Mains gas, electric, drainage and water

Council Tax Band C

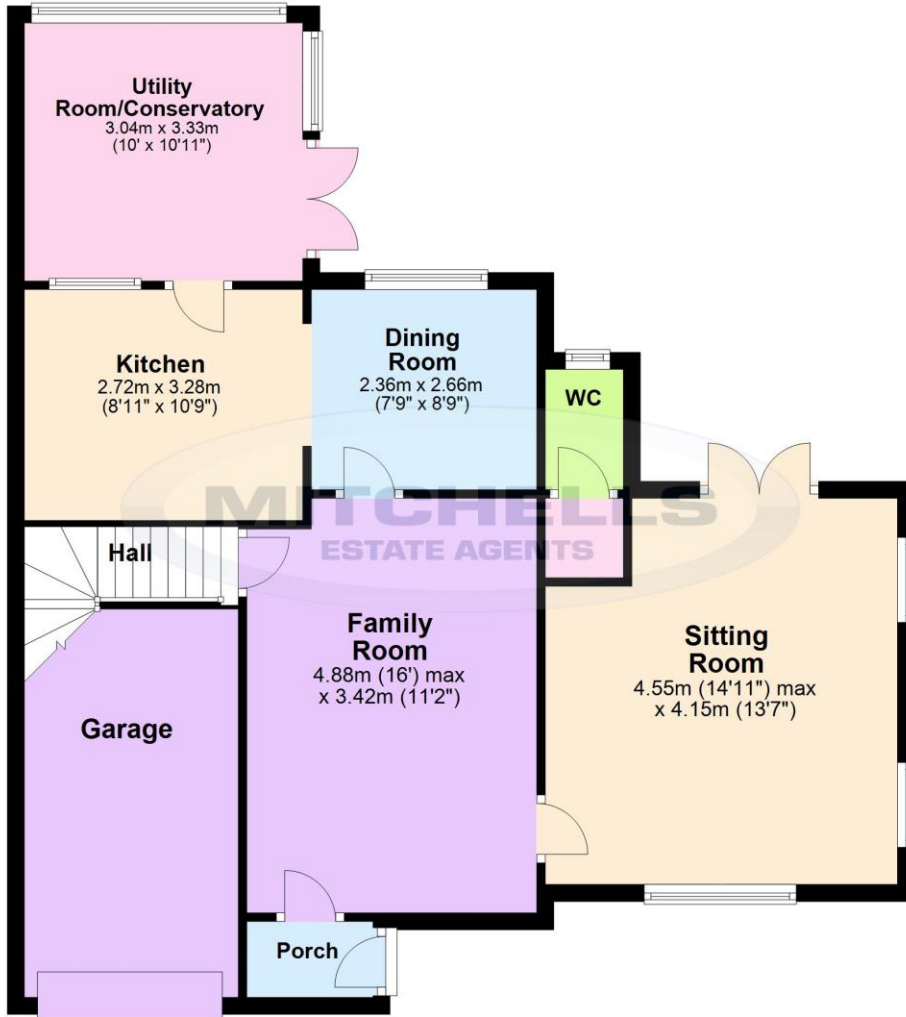
Energy Performance Rating TBC



First Floor Plan
scale 1:100

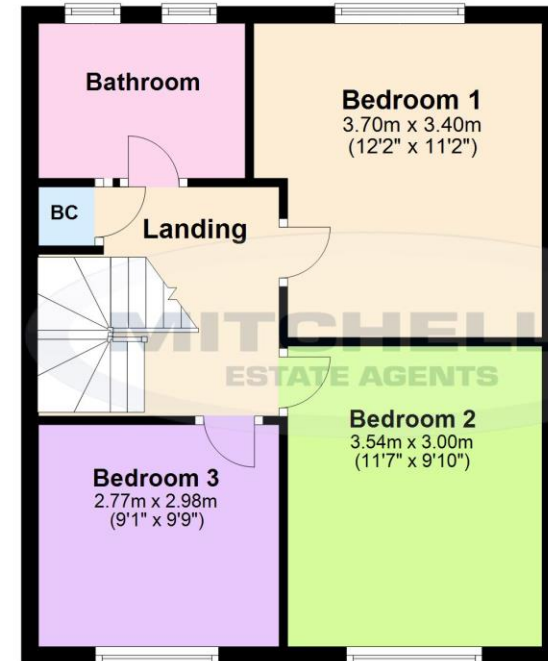
Existing House

Approx. 79.7 sq. metres (858.0 sq. feet)



First Floor

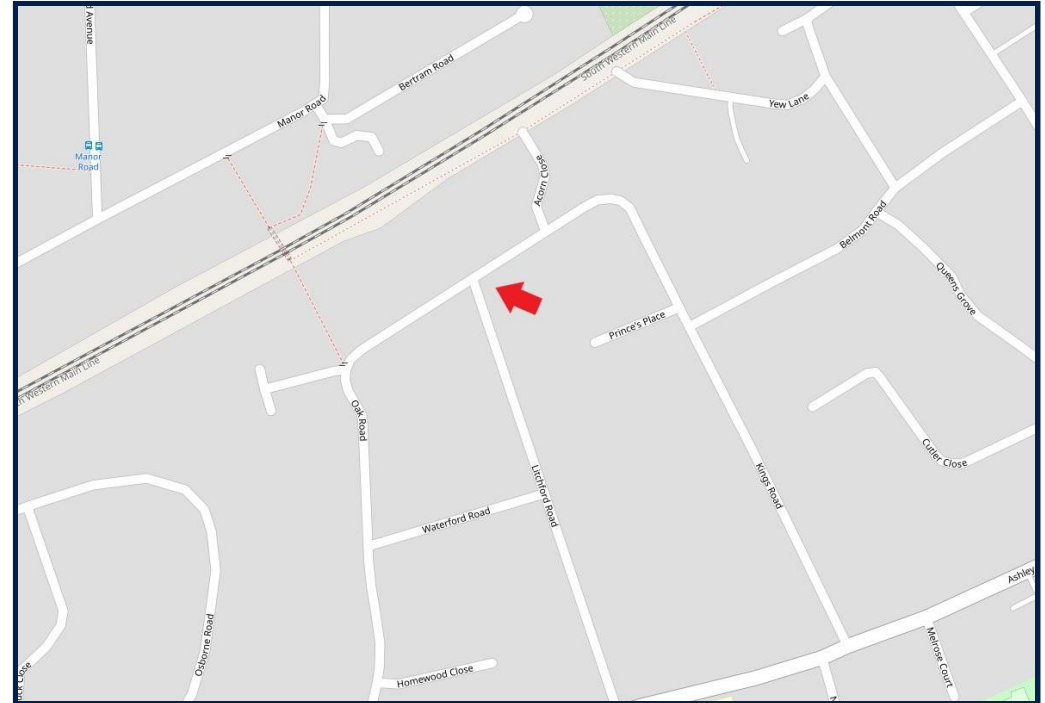
Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

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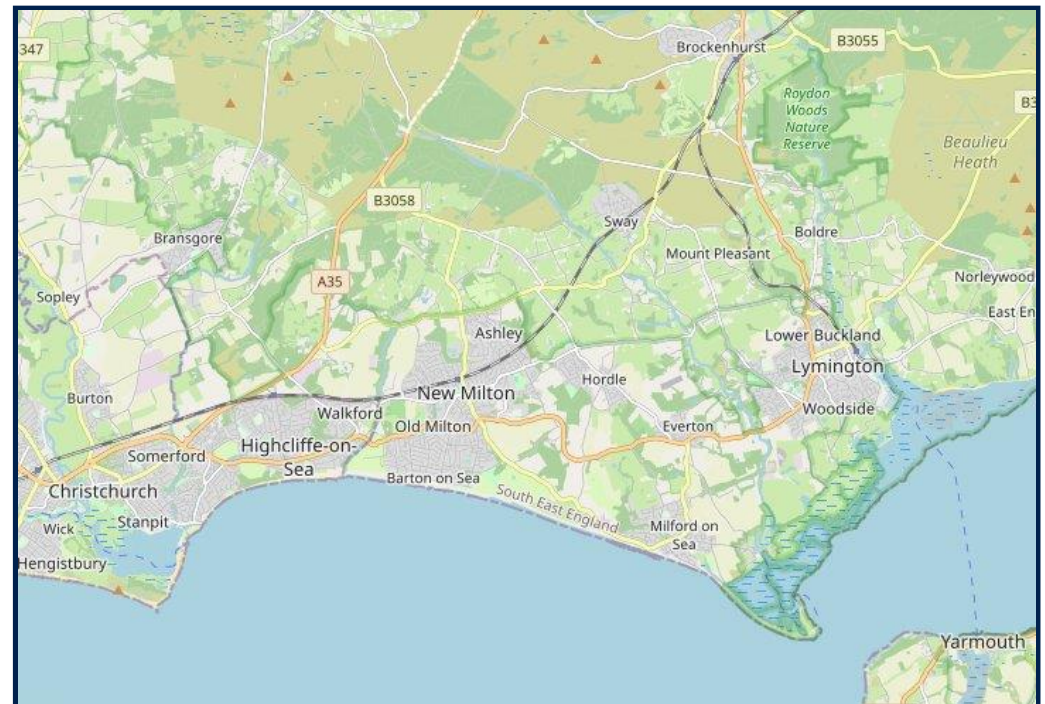


Situation

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. At the bottom of the hill turn left into Oak Road and bear round to the right where the property will be found on the right hand side.





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Centenary Buildings, 8-10 Old Milton Road, New Milton, Hampshire, BH25 6DT Email: info@mitchells.uk.com

Tel: 01425 616411

www.mitchells.uk.com