



*Fernlea, Ashley Lane, New Milton, BH25 5AH*

*£599,950*

**Mitchells**  
1963 — TODAY



*Fernlea*  
*Ashley Lane*  
*New Milton*  
*Hampshire*  
*BH25 5AH*

This highly deceptive three bedroom detached house is situated a short walk of the local shops and schools and offers bright and versatile accommodation with features including a spacious double aspect sitting room, a generous dining room, a study, a ground floor shower room, a master bedroom with an en-suite and a sunny south facing garden.

- Entrance Porch
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Ground Floor Study
- Ground Floor Shower Room
- Snug
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Secluded Garden
- Driveway
- Garage/Shed



# The Property

Entrance porch with useful coat hooks, radiator and gives access through to the dining room and ground floor cloakroom.

Ground floor cloakroom with modern suite comprising a WC, wash basin with mixer tap over and storage beneath, tiled splashback and a UPVC window.

The double aspect sitting room is a spacious room with a TV aerial point, feature fireplace with inset living flame gas fire, bay window to the front, enjoys a view over the rear garden and gives access through to the snug.

The snug has double casement doors onto the patio, ceiling lantern, gives access through to the study and benefits from a ground floor shower room.

Ground floor shower room with fully tiled walls and suite comprising a WC, wash hand basin with mixer tap over and storage beneath, walk in shower with electric Mira shower attachments, glass shower screen and a UPVC window.

The study is a fantastic size with a Velux window, UPVC double glazed window, modern radiator and a built in storage cupboard.

The dining room enjoys an outlook to the front with ample space for furniture and sliding patio doors out onto the garden.

Kitchen is fitted with a lovely range of cream shaker style wall and base units with a contrasting quartz effect worktop, integrated appliances include an eyelevel double oven, four burner gas hob with extractor fan over, one and a half bowl sink with mixer tap over and independent filtered water tap, tiled splashback and an archway leads through to the utility room.

Utility room with matching units, stainless steel sink with mixer tap over and drainer, space and plumbing for a washing machine and tall stand up fridge freezer, a modern Worcester wall mounted boiler and a stable style door leading out to the patio and rear garden.

On the first floor landing is an airing cupboard with a radiator for heat and slated shelves for storage.

The family bathroom has been beautifully fitted with a corner shower cubicle with sliding glass shower doors and Mira sport shower attachments, panel bath with mixer tap over and hand held shower attachments, wash hand basin with storage beneath, WC with hidden cistern, radiator, towel rail, two UPVC windows and fully tiled walls.

On the first floor are three bedrooms with bedrooms one and two being lovely sized doubles and bedroom two enjoying an original ornate fireplace an walk in storage cupboard housing the hatch to the loft space . The master bedroom has a fantastic range of built in storage, enjoys views over the rear garden and benefits from having its own spacious luxury en-suite shower room.

The en-suite comprises of a walk in double shower with thermostatic shower attachments, wash hand basin with storage beneath, WC, fully tiled walls, heated towel rail and UPVC window.





## *Gardens & Grounds*

To the side of the property is an attractive garden with a driveway for two vehicles leading to a timber built garage with the garden laid to lawn with mature and colourful borders which leads round to the rear garden.

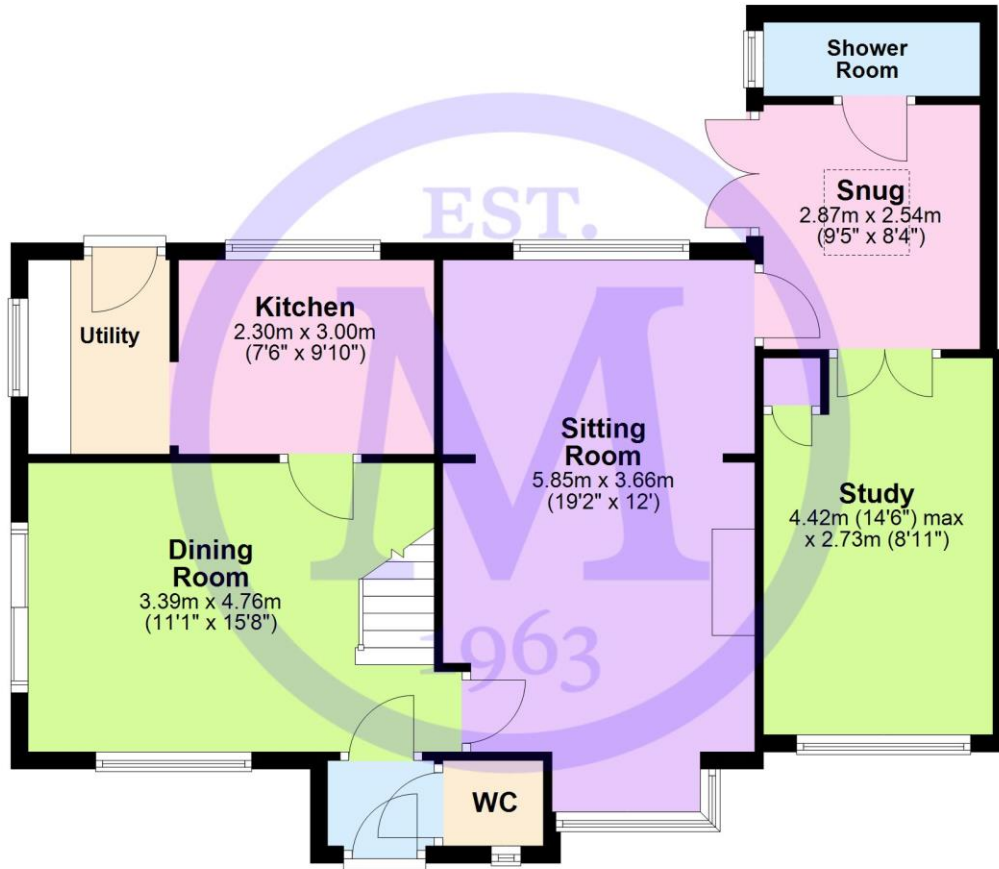
To the rear of the property is a large area of textured stone patio with steps leading up to a further patio area and lawns surrounded by high level fencing making it extremely private and secluded and benefitting from a bright southerly aspect.

## *Services*

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

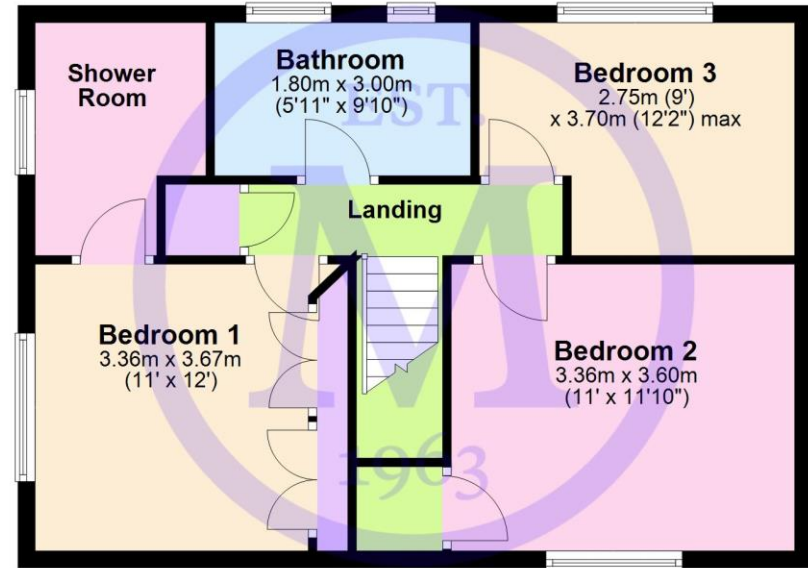
### Ground Floor

Approx. 75.7 sq. metres (815.1 sq. feet)



### First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



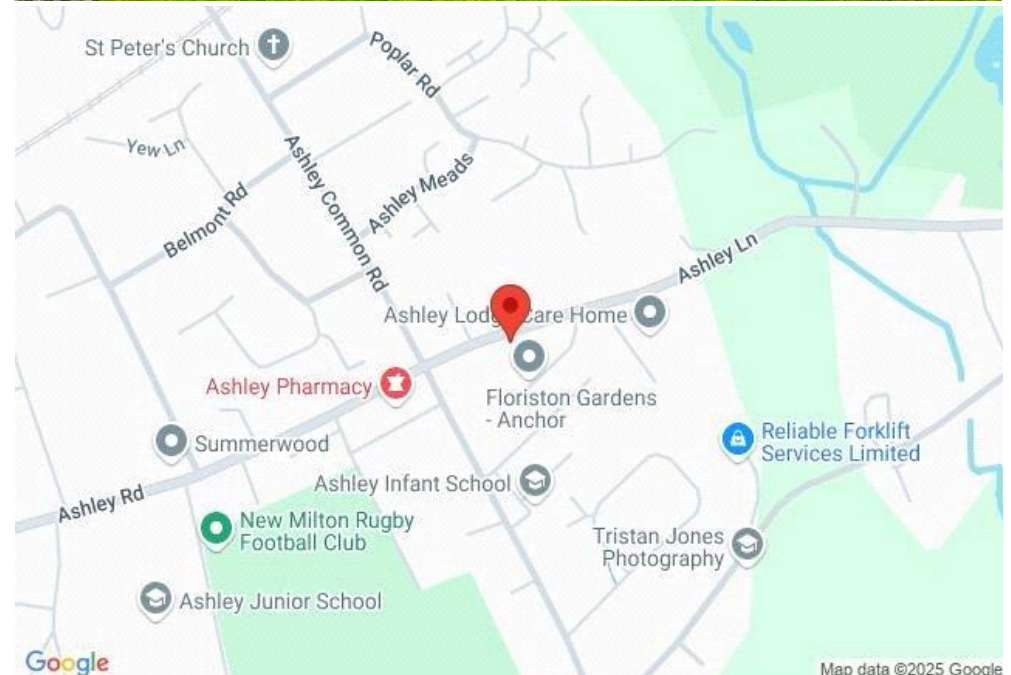
Total area: approx. 130.9 sq. metres (1409.2 sq. feet)

## 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 proceed across the traffic lights into Ashley Road. Continue through the next set of lights into Ashley Lane where the property will be found on the right hand side.





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