



*7 Denmead, Ashley, BH25 5XW*

£335,000

**Mitchells**  
1963 — TODAY



*7 Denmead  
Ashley  
New Milton  
Hampshire  
BH25 5XW*

This highly deceptive semi-detached three bedroom house is situated in this quiet cul de sac and sits on a large secluded plot. The property offers bright and spacious accommodation with features including a through sitting/dining room, a modern kitchen, a modern bathroom and a large secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Utility Cupboard
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Large Secluded Garden



## The Property

Entrance hall with timber effect flooring, stairs to first floor landing and electrical consumer unit.

Utility cupboard with plumbing for a washing machine and space under the stairs for a study area or further storage.

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

Kitchen is fitted with a range of cream gloss wall and base units with a contrasting granite effect worktop, tiled effect flooring, tiled splash back, cupboard housing the Worcester combination boiler, stainless one and a half bowl sink with mixer tap over, four burner gas hob with extractor fan over and oven under, integrated tall stand up fridge freezer and space and plumbing for a microwave and slimline dishwasher.

Kitchen opens through to the conservatory which is constructed of a dwarf cavity brick wall, UPVC window, double casement doors leading out to the garden and a polycarbonate roof. There is also a double radiator and breakfast bar.

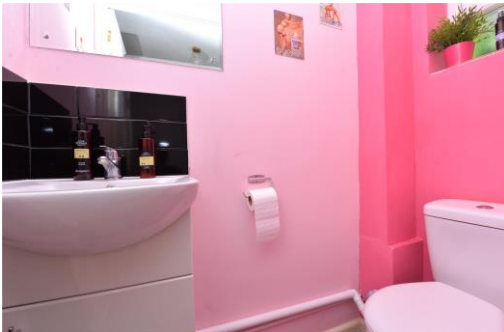
The sitting room is a particularly good size and is situated at the front of the property with a large UPVC window and an archway leading into the dining room, recess ceiling spotlights and double casement doors leading through to the conservatory.

First floor landing with hatch to roof space and useful storage cupboard.

There are three bedrooms with bedrooms one and two being particularly good sized doubles and the master enjoys views over the rear garden.

The family bathroom has a white suite comprising a panel bath with mixer tap over, hand held shower attachment, additional thermostatic shower with glass shower screen, WC, wash hand basin with mixer tap over and storage beneath, double radiator and UPVC window.





## *Gardens & Grounds*

To the front of the property is a tarmac path leading to the parking.

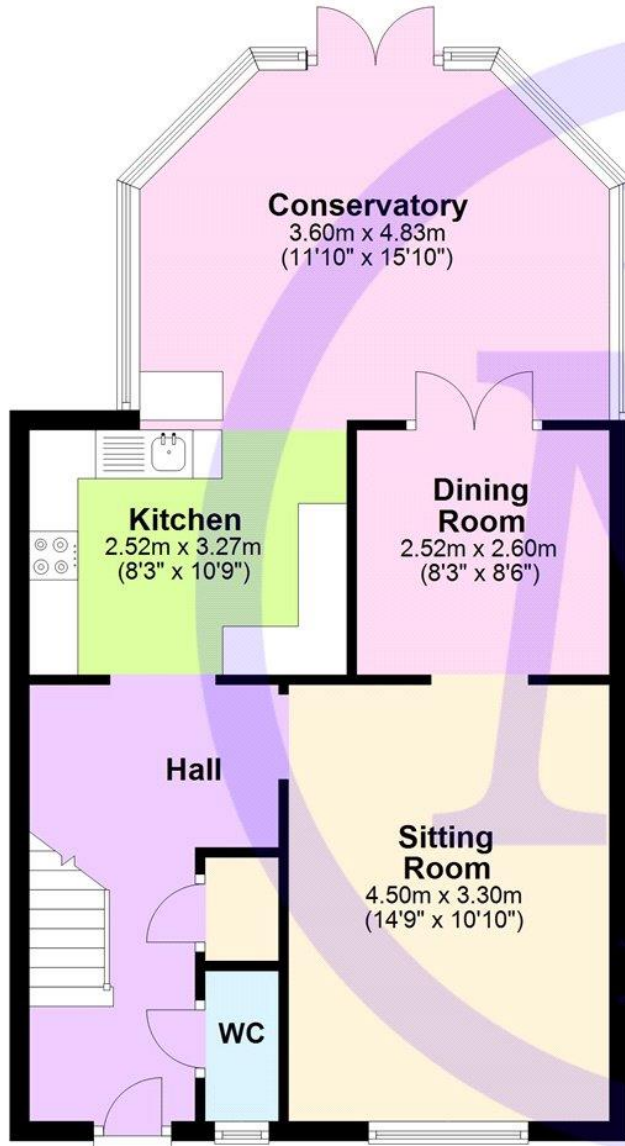
To the rear of the property is a large area of patio, a side gate for access with the rest of the garden laid to lawn with high level fencing and trees making the garden extremely private and secluded. The rear garden is a particular feature of this property being almost a double width plot giving space for a workshop/large storage shed, subject to any necessary permissions required.

## *Services*

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

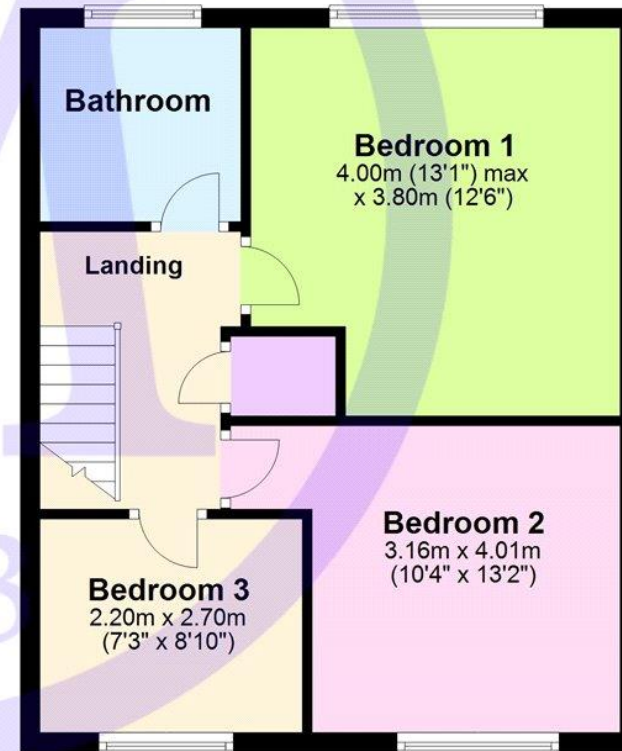
## Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 102.2 sq. metres (1100.1 sq. feet)

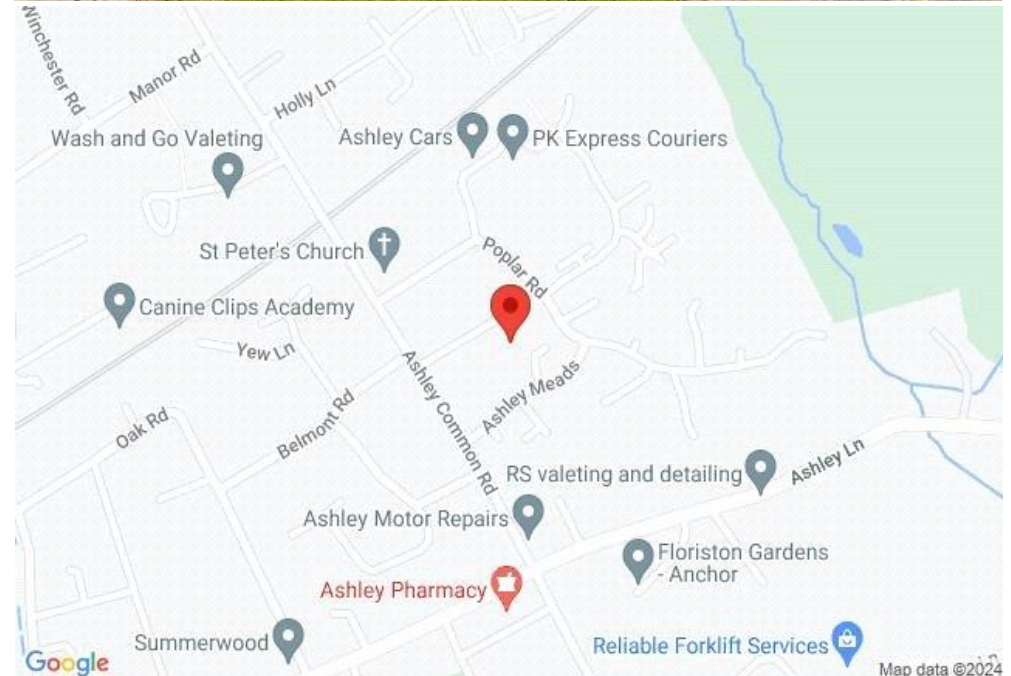
'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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 straight across the traffic lights into Ashley Road, at the next set of traffic lights continue straight through, upon reaching Ashley traffic lights turn left into Ashley Common Road, first right into Ashley Mead, second left into Denmead where the property will be found after a short distance on the left hand side.





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