



*14 Ashley Common Road, Ashley, BH25 5AP*

*£375,000*

**Mitchells**  
1963 — TODAY



*14 Ashley Common Road  
Ashley  
New Milton  
Hampshire  
BH25 5AP*

A fantastic opportunity to purchase this two bedroom detached bungalow situated within close proximity of the local amenities. The property has only had one previous owner and offers two double bedrooms, a sitting room with a pleasant dual aspect, a kitchen/breakfast room with views onto the garden, a family bathroom, a detached single garage and a large rear garden.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Family Bathroom
- Two Double Bedrooms
- Detached Garage
- Driveway
- Rear Garden



## The Property

Entrance hall with a cupboard housing the gas fired central heating boiler system and a cupboard housing the electrical consumer unit.

Sitting room with a feature fireplace, a pleasant bay window to the front and Hampshire rose stained glass windows to the side.

The kitchen/breakfast room is situated at the rear of the property and offers a large array of wall and base units with a contrasting worktop, wood effect flooring, a pleasant outlook over the rear garden, stainless steel sink unit with mixer tap over and drainer, four burner gas hob with extractor fan over, raised electric oven and microwave, space for a washing machine and a door to the side of the property.

Family bathroom with part tiled walls, wood effect flooring and suite comprising a WC with hidden cistern, panel bath with folding glass shower screen and thermostatic controlled wall hung shower attachment and a wash hand basin with storage beneath and mirror above.

Bedrooms one and two are both generous double bedrooms with built in storage, bedroom has a pleasant outlook to the front and bedroom two overlooks the rear garden.





## *Gardens & Grounds*

To the front of the property is a large area of block paviour providing excellent off road parking and access to the detached single garage with power and lighting.

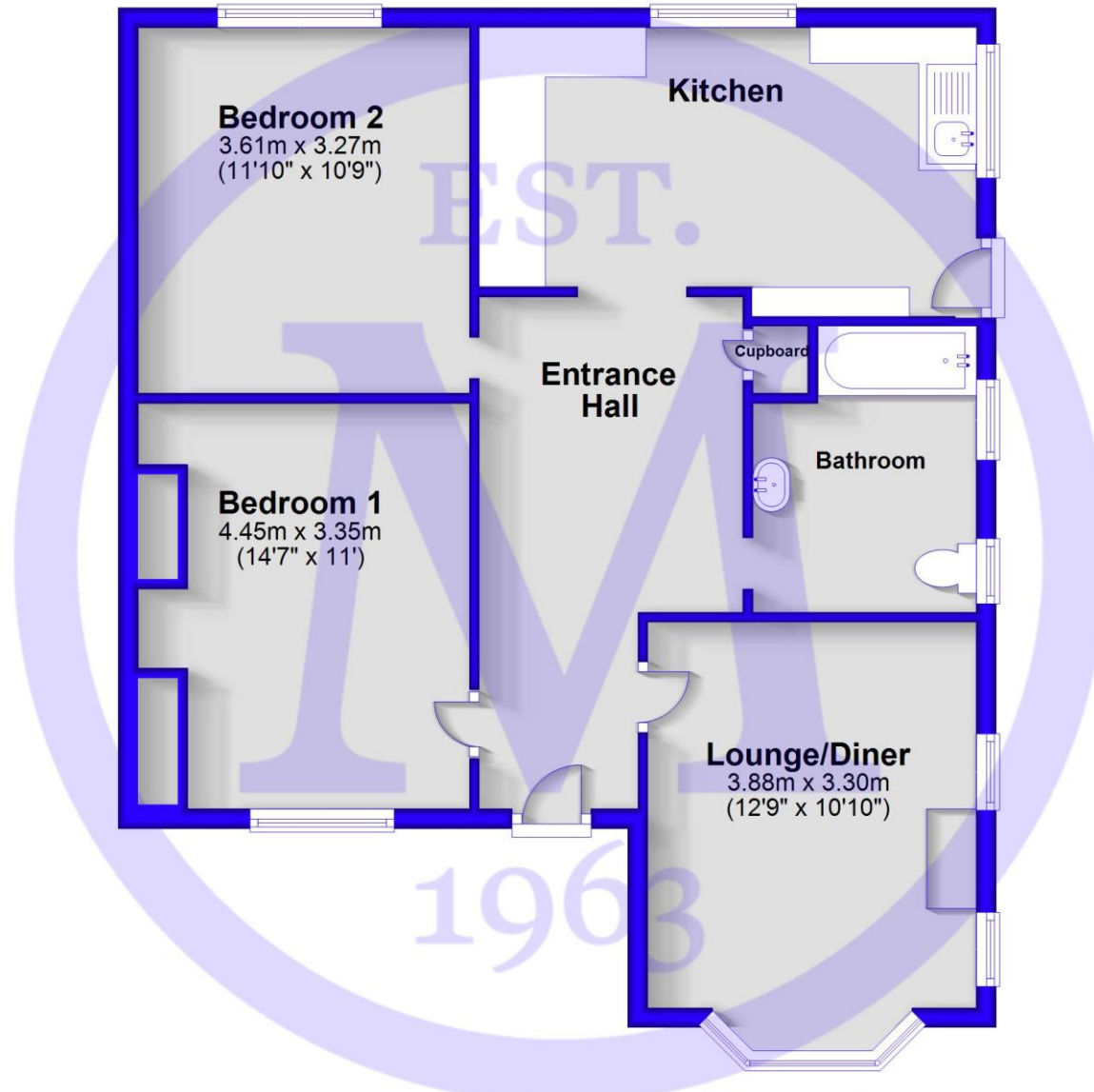
The rear garden is currently split level with a large area of lawn, an array of shrubs, and a storage shed with power and light.

## *Services*

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

## Floor Plan

Approx. 86.9 sq. metres (935.9 sq. feet)



Total area: approx. 86.9 sq. metres (935.9 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.'

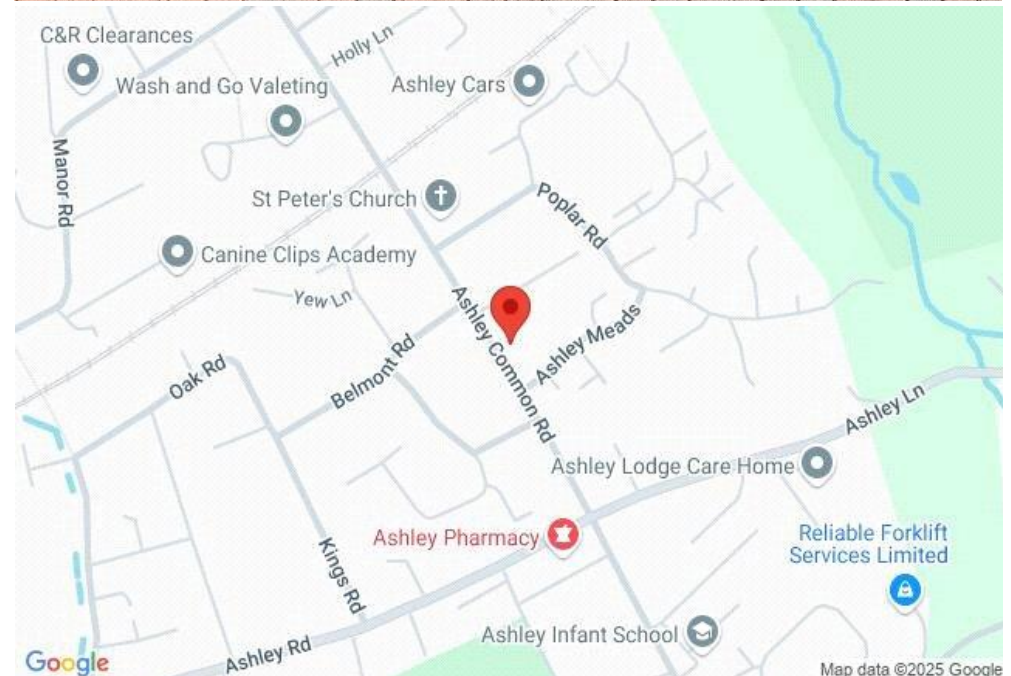
Plan produced using PlanUp.

## 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 traffic lights at the centre of Ashley, turn left into Ashley Common Road. The property will be found after a short distance on the right hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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