



*33 Danesbury Meadows, Ashley, BH25 5GX*

£545,000

**Mitchells**  
1963 — TODAY



*33 Danesbury  
Meadows  
Ashley  
New Milton  
Hampshire*

This beautifully presented four bedroom detached house is situated on this modern development and walking distance of the local shops and schools. The property offers bright and spacious accommodation with features including two lovely reception rooms, a modern conservatory, a utility room, a master bedroom with en-suite and a generous garden. The vendor will be in a position to move in March 2025.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Conservatory
- Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Integral Garage
- Driveway
- Spacious Garden



## The Property

Entrance hall with stairs to first floor landing, central heating thermostat and understairs storage cupboard.

The kitchen is fitted with a range of timber effect wall and base units with a contrasting worktop, stainless steel one and a half bowl sink with mixer tap over and drainer, space for a breakfast table and chair and integrated appliances include a four burner gas hob with extractor fan over, undercounter double oven and space and plumbing for a dishwasher and a tall stand up fridge freezer.

The utility is fitted with a range of matching wall and base units with a contrasting worktop, sink with a mixer tap over and drainer, space and plumbing for a tumble dryer and a washing machine, a door leading out to the patio and rear garden and access through to the ground floor cloakroom.

Ground floor cloakroom has part tiled walls, electrical consumer unit, a UPVC window and a suite comprising a WC, pedestal wash hand basin and radiator.

The sitting room is situated at the front of the property with a bright southerly aspect, a feature fireplace with a marble hearth, timber surround and inset electric fire, TV aerial point and double casement doors leading through to the dining room.

The dining room is a spacious room with ample space for furniture, access through to the kitchen and double casement leading through to the conservatory.

The conservatory is constructed of a dwarf cavity brick wall, UPVC double glazed windows, double casement doors leading onto the patio and rear garden, underfloor heating and a polycarbonate with two electric roof lights.

On the first floor landing is a hatch to the loft space, airing cupboard housing the modern Worcester combination boiler and a radiator





## *Gardens & Grounds*

To the front of the property is a tarmac driveway giving off road parking for one to two vehicles and giving access to the single garage with up and over door, power and lighting with the rest of the garden laid to lawn with mature and colourful borders.

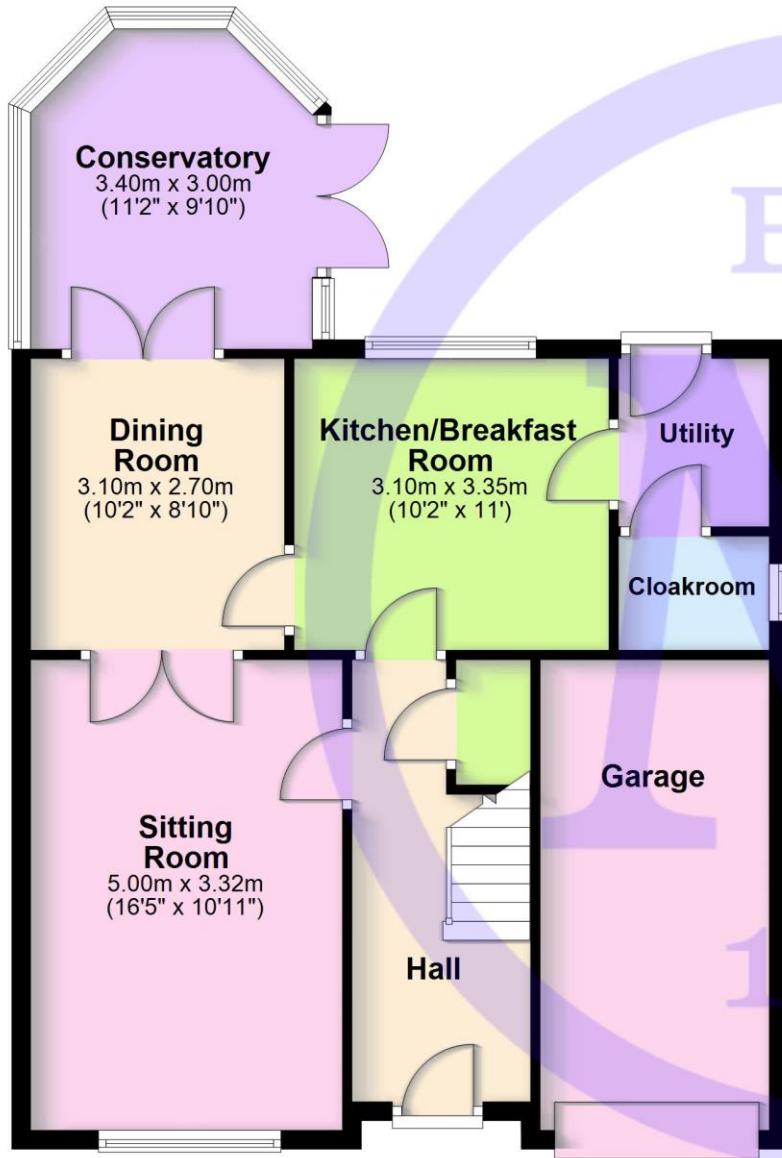
The rear garden is a particular feature of this property being an extremely generous size with two patio areas, high level fencing making the garden extremely private and secluded, useful storage shed with the rest of the garden laid to lawn with mature and well stocked border.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

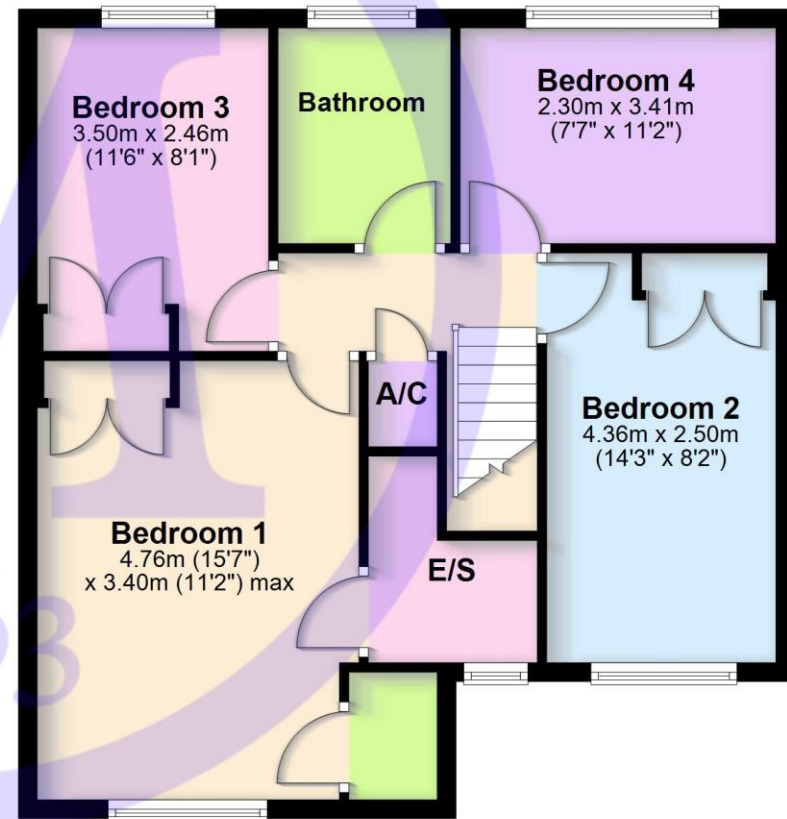
## Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



## First Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



Total area: approx. 132.7 sq. metres (1428.4 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.'

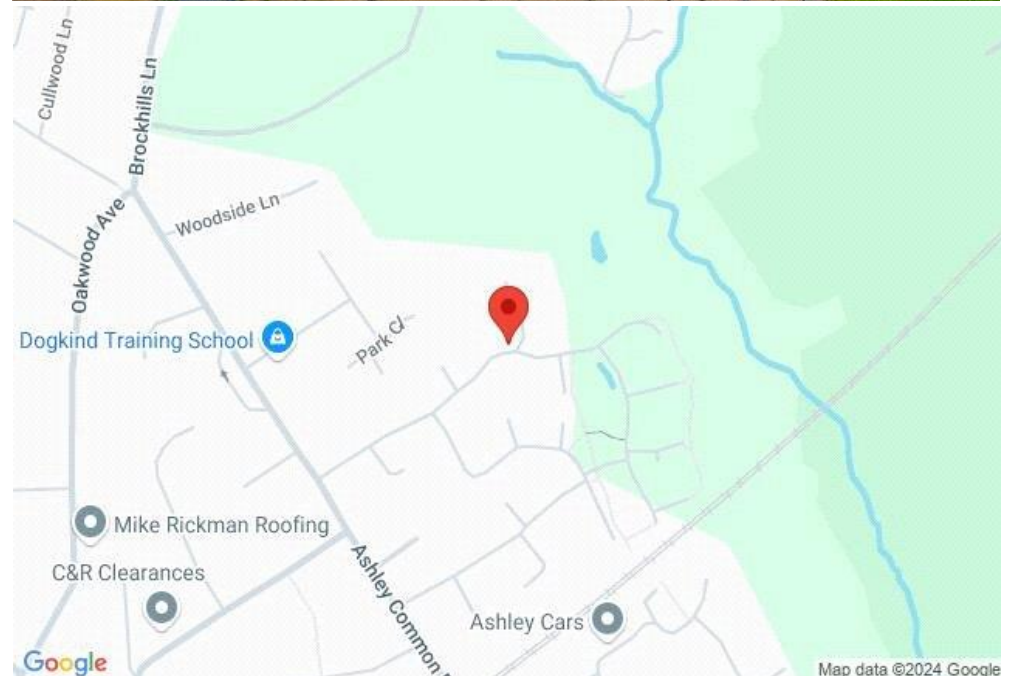
Plan produced using PlanUp.

## 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 left at the traffic lights, continue over the railway bridge and take the first turning right into Manor Road. Upon reaching the end turn left into Ashley Common Road then the first right into Farwood Park where Denobury





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