



*18 Lower Ashley Road, New Milton, BH25 5AD*

£499,950

**Mitchells**  
1963 — TODAY







*18 Lower Ashley Road  
New Milton  
Hampshire  
BH25 5AD*

A beautifully remodelled and refurbished, four double bedroom bungalow situated in a convenient location close to local shops. The property offers spacious accommodation with features including a large open plan living area with high specification kitchen, modern family bathroom, separate WC, detached garage and ample off road parking.

- Entrance Hall
- Spacious Open Plan Kitchen/Living Area
- Four Double Bedrooms
- Modern Family Bathroom
- Separate WC
- Private West Facing Garden
- Detached Garage
- Large Driveway
- No Chain



## The Property

Entrance Hall with timber effect flooring, useful storage cupboard and gas central heating controls.

Sitting room with UPVC double glazed window, timber effect laminate flooring leading through to the open plan kitchen/dining room.

Kitchen with good range of modern shaker style wall and base unit with contrasting compact laminate worktop with inset sink unit with mixer tap over, integrated tall fridge and tall freezer, space for dishwasher and washing machine, large island with matching base units and contrasting timber worktop with five burner gas hob with extractor fan above, feature pendant lighting, integrated Neff double electric oven, warming drawer, combi steam oven and breakfast bar.

The dining area is a particularly good size with sliding doors onto the garden and ample space for 6 seater table and chairs.

Bedroom one is a king sized bedroom with dual aspect windows and plenty of space for furniture.

Bedrooms two, three and four are also all double bedrooms.

Modern family bathroom with part tiled walls and fully tiled floor, hidden storage cupboard, electric underfloor heating and suite comprising P-shape panel bath with glass shower screen, wall mounted controls and shower attachment over, built in wash hand basin with storage beneath, WC, UPVC double glazed window and chrome ladder style heated towel rail.

Separate WC with modern white suite.

The property has been re modelled and refurbished to a high standard by the current owner and the property is offered with no forward chain.







## *Gardens & Grounds*

To the front of the property is a great sized driveway with decorative shingle, timber fencing and provides parking for 4 to 5 vehicles. The driveway proceeds up the side of the property to the garage.

The private, south west facing rear garden is a great size with large area of patio adjoining the rear of the property with timber pergola and mature colourful shrubs along the border.

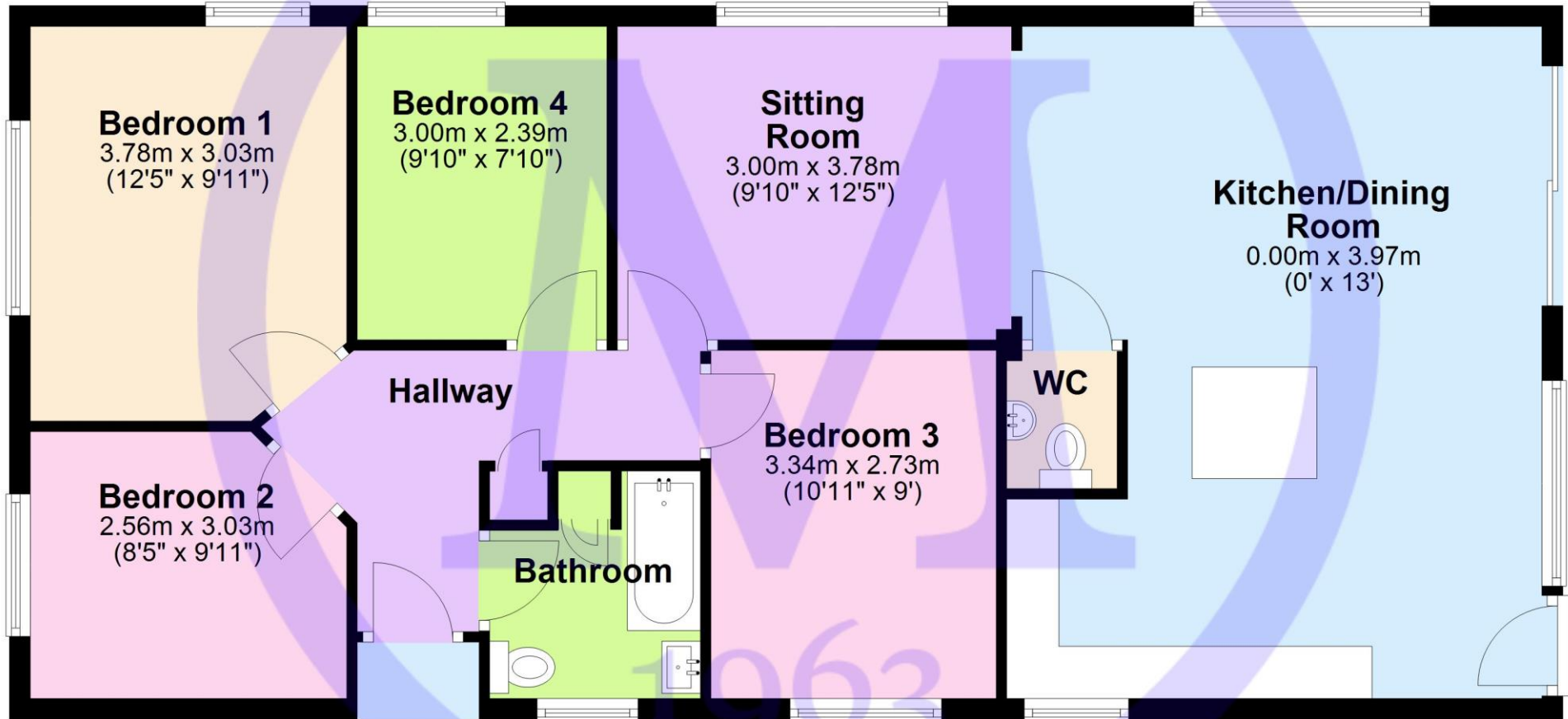


## *Services*

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

## Ground Floor

Approx. 93.2 sq. metres (1003.0 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.

**18 Lower Ashley Road, Ashley, New Milton**

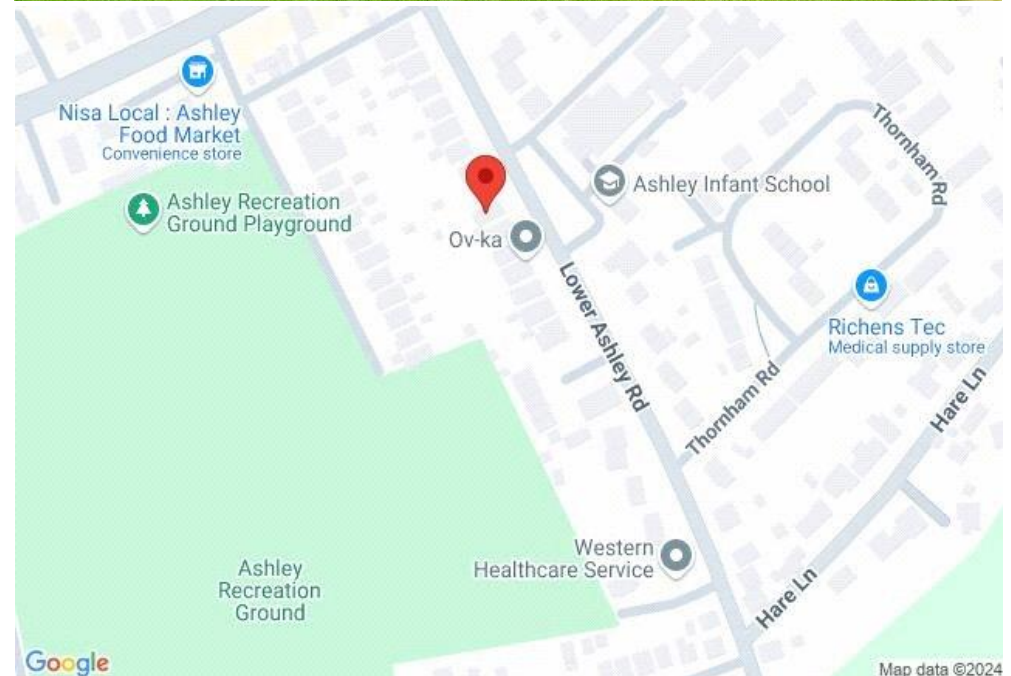


## Situation

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 for approximately one mile and upon reaching the traffic lights in Ashley turn right into Lower Ashley Road where the property will be found on the right hand side.







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