



4 Ash Tree Close, Ashley, BH25 5QE

£450,000

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*4 Ash Tree Close
Ashley
New Milton
Hampshire
BH25 5QE*

This highly deceptive three double bedroom, two reception room bungalow is situated just a short walk of the local schools and shops. The property offers bright and spacious accommodation with features including a fantastic kitchen/family room, a separate sitting room, a spacious bathroom and a private and secluded garden.

- Entrance Porch
- Entrance Hall
- Three Double Bedrooms
- Family Bathroom
- Sitting Room
- Kitchen/Family Room
- Driveway
- Garage
- Private & Secluded Garden



The Property

Entrance porch with floor to ceiling UPVC double glazed windows, a UPVC door and gives access through to the entrance hall.

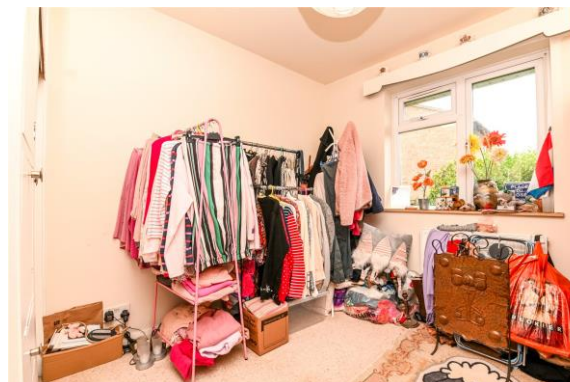
Entrance hall with hatch to loft space with drop down ladder, light and Worcester combination boiler, useful storage cupboards and a cupboard housing the electric metre and electrical consumer unit.

Family bathroom is a particularly impressive room with white suite comprising a panel bath with mixer tap over, WC, wash hand basin with mixer tap over and storage beneath, walk in wet room style shower with Mira thermostatic shower attachments, tiled flooring, fully tiled walls and underfloor heating.

To the front of the property are the three double bedrooms all giving ample space for double beds and furniture and bedrooms one and two enjoy an outlook over the front garden.

The sitting room has a bright double aspect with a feature gas living flame fire with a tiled hearth and surround, double casement doors lead out to the patio and rear garden and the sitting room enjoys a bright south westerly aspect.

The kitchen/family room is a particular feature of this property with a bright triple aspect with a large sitting area with an opening leading through to the kitchen with a fantastic range of cream gloss wall and base units with a contrasting timber worktop, breakfast bar, one and a half bowl sink with mixer tap over and drainer, tiled splashback, four burner electric hob with undercounter oven, space and plumbing for a washing machine, tumble dryer and plumbing for a dishwasher. There is tiled flooring and double casement doors lead out to the patio and rear garden.





Gardens & Grounds

To the front of the property the garden has been laid to shingle with mature and colourful borders, a dwarf brick wall to the front and wrought iron gates giving access to the tarmac driveway and garage.

Garage has a pitched tiled roof, power, lighting, pedestrian door, electric up and over door and outside tap inside the garage.

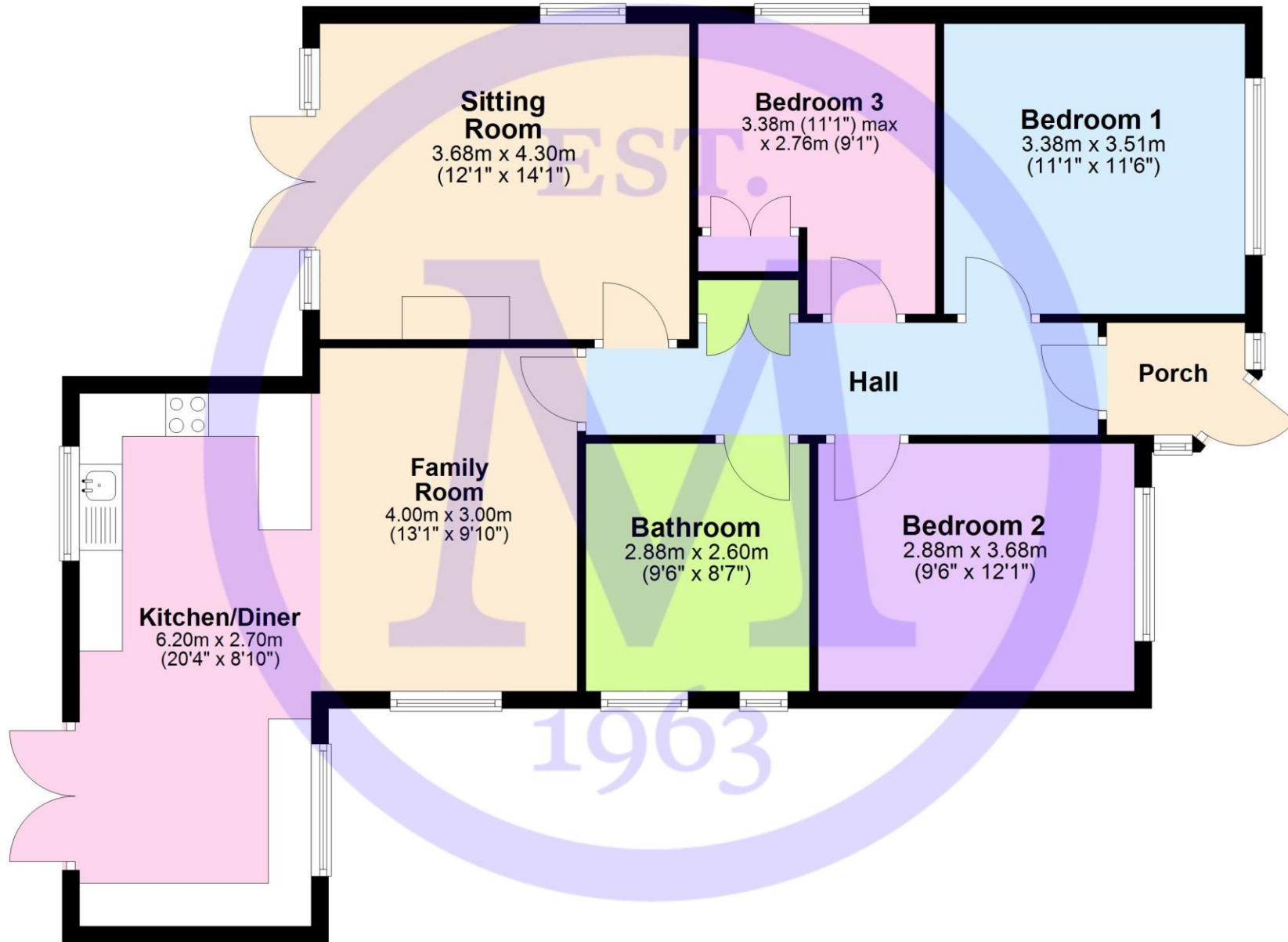
The rear garden has a bright sunny south-westerly aspect and is extremely private and secluded, generally laid to lawn with a private patio, high level hedging and scope to extension, subject to any necessary permissions.

Services

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

Floor Plan

Approx. 96.7 sq. metres (1041.3 sq. feet)



Total area: approx. 96.7 sq. metres (1041.3 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 turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road, continue across the next roundabout and take the first left into Lower Ashley Road. Take the third left into Ash Tree Close where the property will be found on the left hand side.





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