



*Rose Cottage, 61 Oak Road, Ashley, BH25 5BD*

£520,000

**Mitchells**  
1963 — TODAY



*Rose Cottage  
61 Oak Road  
Ashley  
New Milton  
Hampshire  
BH25 5BD*

An individual and characterful three bedroom two reception room detached property set on a beautifully landscaped plot in a convenient location within easy reach of the local shops and schools. Other features of the property include excellent off road parking, flexible accommodation including a ground floor fourth bedroom, if required, an en-suite shower room, recently professionally landscaped gardens, bright and airy accommodation, a ground floor cloakroom and a garage. A viewing of the property is strongly recommended to fully appreciate the plot.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room/Bedroom Four
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage
- Off Road Parking
- Landscaped Gardens



## The Property

Entrance porch with hard wood front door and tiled flooring,

Entrance hall with stairs to the first floor and timber effect flooring.

Lovely double aspect sitting room with a feature stone fireplace with an inset flame effect electric fire and lovely outlooks over the front and rear gardens.

Superb large conservatory with low level cavity brick walls, UPVC double glazed windows and a pitched polycarbonate roof, timber effect flooring, casement doors onto the garden and a beautiful outlook over the front garden.

Dining room/bedroom four with a feature stone fireplace and a UPVC double glazed bay window giving a lovely outlook.

Kitchen fitted with a range of white wall and base units with a contrasting stone effect worktop and an inset one and a half bowl sink unit with a mixer tap over, space for a cooker, tumble dryer, washing machine, dishwasher and tall fridge/freezer, a double aspect, timber effect flooring, wall mounted Glow Worm gas fired boiler, casement door onto the rear patio and a lovely private outlook.

Ground floor cloakroom fitted with a white suite.

First floor landing with trap to the roof space.

Three first floor double bedrooms, one with built in wardrobes and a fully tiled en-suite shower room fitted with a white suite.

Family bathroom fitted with a white suite comprising a panel bath with an independent Mira shower over and glass shower screen, wash basin, WC, fully tiled walls and a chrome ladder style heated towel rail.





## *Gardens & Grounds*

The beautifully landscaped gardens are a particular feature of the property with timber gates giving access to a shingle driveway providing good off road parking and leading to the detached single garage and a further timber garden shed providing storage.

The front garden is laid mainly to well-kept lawn with colourful flower and shrub borders, shingled pathways and enjoys a sunny southerly aspect.

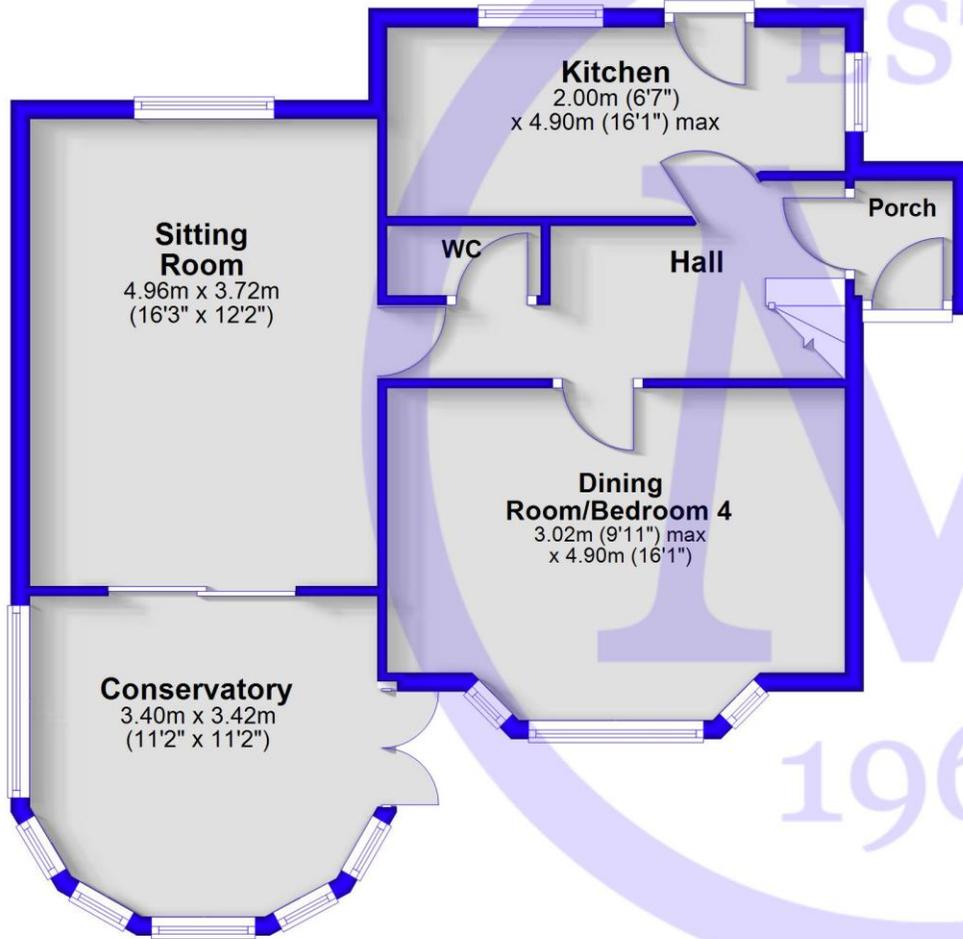
The rear garden has recently been professionally landscaped and has an area of textured paved patio adjoining the rear of the property providing an excellent area for outside dining, steps lead up to a well-kept area of lawn, an area of Indian sandstone patio, a further decorative shingled area which is an ideal sun trap, a sunken ornamental pond, timber summerhouse, greenhouse and potting shed, all enjoying a good degree of privacy.

## *Services*

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

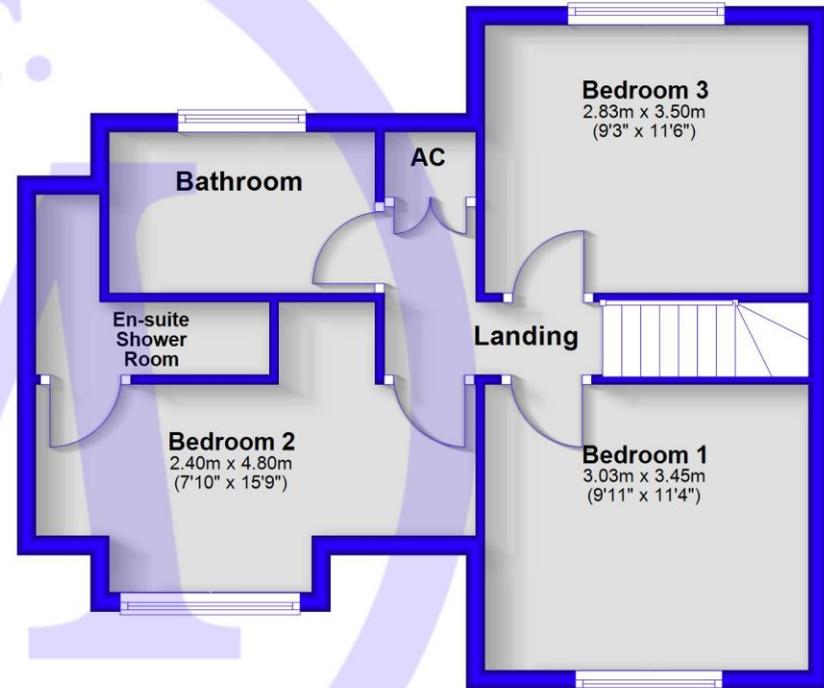
### Ground Floor

Approx. 67.3 sq. metres (723.9 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



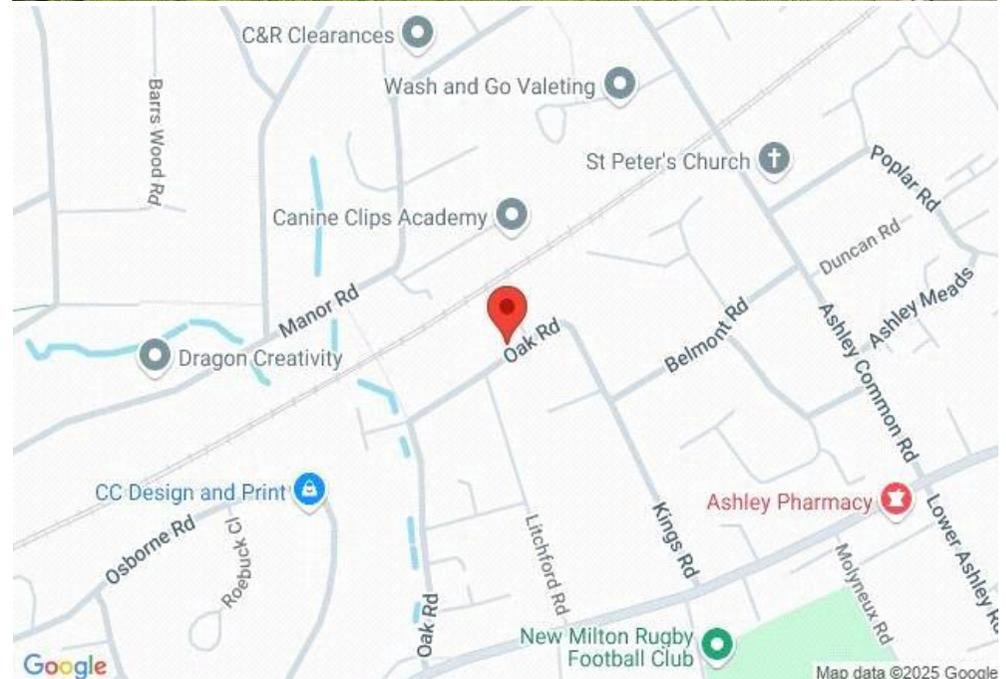
Total area: approx. 112.3 sq. metres (1208.6 sq. feet)

## 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. At the bottom of the hill turn left into Oak Road and at the end bear right where the property will be found on the left hand side.





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