



*35 Cutler Close, Ashley, BH25 5DB*

*£430,000*

**Mitchells**  
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*35 Cutler Close  
Ashley  
New Milton  
Hampshire  
BH25 5DB*

This lovely three bedroom detached bungalow is ideally situated in a quiet cul-de-sac, yet within walking distance of local shops and the bus route. The property has been very well maintained and features include a modern kitchen and bathroom, an L-shaped sitting/dining room, two spacious double bedrooms, a generous corner plot, and a garage.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Generous Garden
- Driveway
- Garage



## The Property

Entrance hall with central heating controls, a central heating thermostat, and a useful coats cupboard.

The L-shaped sitting/dining room benefits from a bright triple aspect and double casement doors leading out to the garden. It features a TV aerial point, a feature fireplace with an inset electric fire, a marble hearth, and an ornate surround. A sliding door leads through to the kitchen.

The kitchen is fitted with a range of shaker style wall and base units, with a contrasting stone effect worktop, a stainless steel sink with a mixer tap and drainer, a modern Worcester wall mounted boiler, and two larder style cupboards, one housing the electrical consumer unit. Integrated appliances include a four burner induction hob with an extractor fan and glass splashback, an eye level Neff oven, along with space and plumbing for a tall fridge/freezer, a slimline dishwasher, and a washing machine. A UPVC door provides access to the garden.

The internal hallway leads to the bedrooms and bathrooms and features a loft hatch and an airing cupboard housing the hot water cylinder with slatted shelves for storage.

The main shower room has been recently refitted with a large double corner shower cubicle with thermostatic shower attachments and sliding glass doors, a WC with a hidden cistern, a wash hand basin with a mixer tap and storage beneath, tiled flooring, fully tiled walls, and two double glazed windows.

There are two lovely double bedrooms. The master bedroom is particularly spacious, enjoying an outlook over the side garden and ample space for furniture. Bedroom two offers a good range of built-in wardrobes with sliding mirror fronted doors.

Bedroom three is a single bedroom that would make an ideal home office and provides access to the conservatory.

The conservatory features UPVC windows, a double glazed door, and a polycarbonate roof.





## *Gardens & Grounds*

To the front of the property is a generous wrap around garden laid with shingle for ease of maintenance, featuring mature and colourful shrubs and a pathway leading to the front door.

To the rear is a secluded garden surrounded by high level fencing. The majority of the garden is laid to lawn, with mature planting, a pedestrian door leading into the single garage, and a side gate giving access to the driveway, which provides parking for approximately two vehicles.

The single garage benefits from power, lighting, an individual consumer unit, and an electric up and over door.

The property is offered with a complete forward chain, and a viewing is highly recommended.

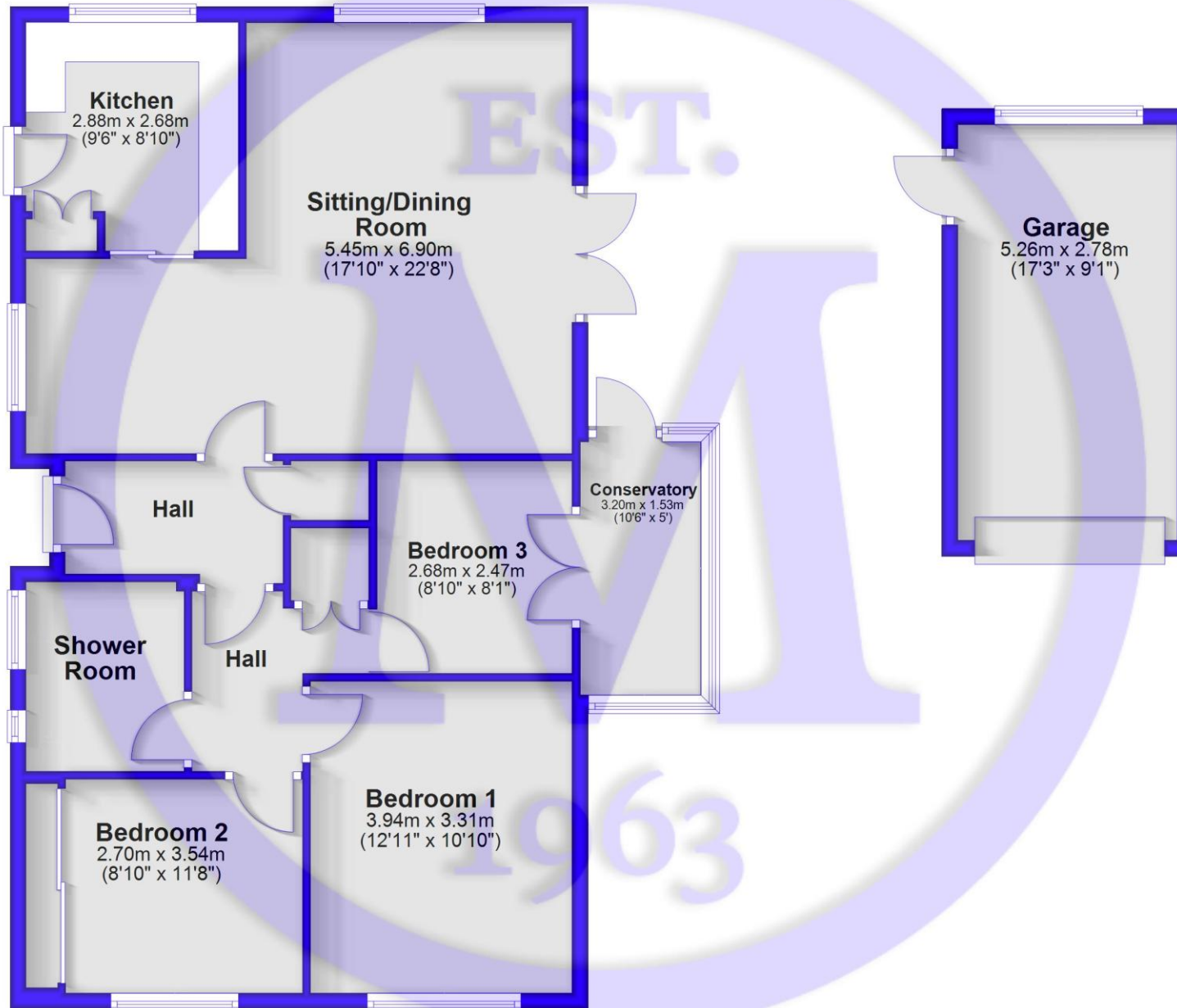
## *Services*

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



## Floor Plan

Approx. 103.7 sq. metres (1116.2 sq. feet)



Total area: approx. 103.7 sq. metres (1116.2 sq. feet)

## Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated 'Good' Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area's charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.

## Directions

From Mitchells, proceed across the traffic lights into Ashley Road. Continue through the next set of traffic lights and, upon reaching the crossroads at the centre of Ashley, turn left into Ashley Common Road. Take the first turning on the left into Queens Grove, then bear left into Cutler Close, where the property will be found on the left hand side.





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