



Cressbrook, Ashley Lane, Ashley, BH25 5AQ

£450,000

Mitchells
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*Cressbrook
Ashley Lane
Ashley
New Milton
Hampshire
BH25 5AQ*

A superbly presented and individual two double bedroom detached bungalow set on a lovely plot with a good sized garden to the rear, presented in excellent order and with features including a stunning large sitting room, bi-fold doors onto the rear decking, a spacious and modern kitchen/dining room, an en-suite shower room to the master bedroom, excellent off-road parking and an internal viewing is strongly recommended to fully appreciate the property and the plot.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Off Road Parking
- Garage
- Summer House
- Private Gardens



The Property

Useful UPVC double glazed entrance porch

Entrance hall with trap to the roof space

Superb large sitting room with feature fireplace, flame effect electric fire, contemporary radiators and superb bi-fold doors onto the rear decking and providing a lovely outlook over the rear garden

Large kitchen/dining room fitted with a range of modern wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over, integrated double oven, microwave, touch control hob, extractor, space for tall fridge freezer, washing machine and slimline dishwasher, central island, ample room for dining table, recess shelving feature with lighting and wiring for television, recess ceiling spotlights, attractive timber effect flooring and twin UPVC double glazed windows to the front aspect.

Two double bedrooms, the master bedroom benefitting from a triple wardrobe and a modern en-suite shower room comprising a large shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, attractive tile effect flooring, chrome ladder style heated towel rail and an extractor fan.

Fully tiled bathroom fitted with a modern white suite comprising a panel bath with mixer tap and shower attachment over and glass shower screen, wash basin with storage beneath and a WC.

Gas fired central heating and UPVC double glazing.





Gardens & Grounds

The property sits on a lovely mature plot with the front garden having a large driveway providing excellent off-road parking and leading to the detached single garage with up and over door. The remainder of the front garden is laid mainly to mature flowers and shrubs.

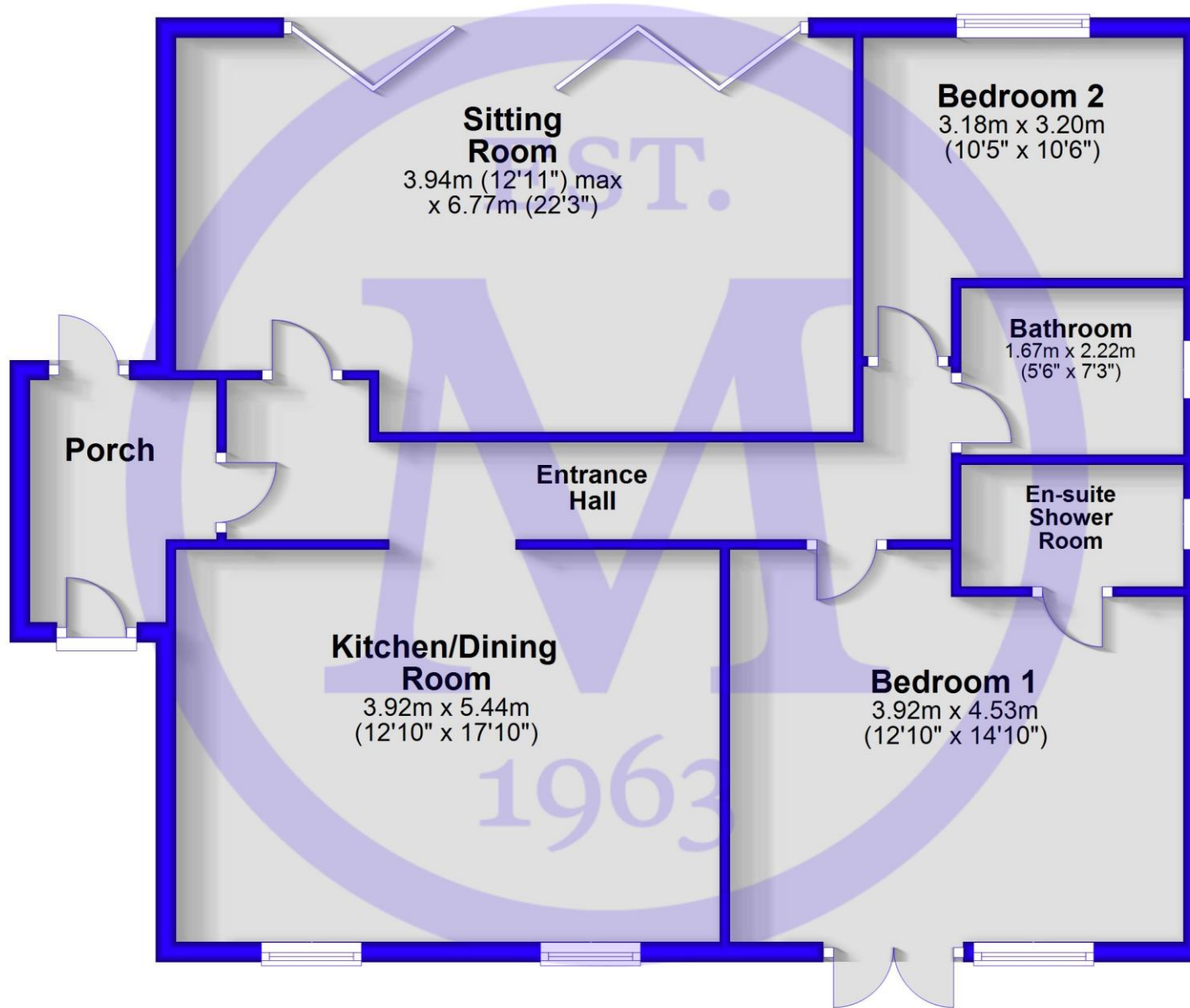
The rear garden is a particular feature of the property having a good sized area of raised timber decking adjoining the sitting room with steps down to a good sized area of lawn, a good sized patio area ideal for outside dining, a good degree of privacy and a wooded backdrop, a superb garden chalet measuring approximately 3.7m x 3.7m with a feature pitched roof, power and light and casement doors onto the garden.

Services

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

Floor Plan

Approx. 94.6 sq. metres (1018.2 sq. feet)



Total area: approx. 94.6 sq. metres (1018.2 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 and upon reaching the crossroads at the centre of Ashley proceed straight across into Ashley Lane where the property will be found after a short distance on the left hand side.





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