



*3 Hermitage Close, Ashley, BH25 5AB*

£950,000

**Mitchells**  
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*3 Hermitage Close  
Ashley  
New Milton  
Hampshire  
BH25 5AB*

A fantastic opportunity to purchase this four bedroom, four reception room detached house situated in a unique, gated development within walking distance of New Milton town centre and the mainline railway station. The property was built in 2003 and has been well cared for by the current owners with other features include a modern kitchen/breakfast room, a separate utility room, a large sitting room with doors onto the private rear garden, a double garage and off-road parking for multiple vehicles.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting Room
- Two Further Reception Rooms
- Separate Utility Room
- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Double Garage
- Off-Road Parking For Multiple Vehicles
- Landscaped Gardens
- Gated Development



# The Property

Entrance hall with solid wood front door with a feature stained glass window, a useful under stair storage cupboard, an impressive oak staircase leading to the first floor and solid wood flooring.

The kitchen/breakfast room is a particular feature of the property with tiled flooring, a modern kitchen with gloss wall and base units, a contrasting Quartz worktop, an inset sink unit with Quooker tap over, a Siemens induction hob with extractor fan over, an eyelevel Siemens Wi-Fi controlled steam oven and microwave, an integrated Siemens dishwasher, a large selection of drawers and storage and an integrated Siemens fridge with freezer compartment.

Sitting room with double casement doors onto the adjoining patio and rear garden and a recessed log burner with tiled surround.

Study with an attractive outlook to the front, recessed ceiling spotlights and phone line.

Dining room with recessed ceiling spotlights and a pleasant bay window overlooking the front of the property.

Ground floor cloakroom with tiled flooring, a UPVC double glazed window and suite comprising a WC, a pedestal wash hand basin with mixer tap over and tiled splashback, recessed ceiling spotlights, an extract fan and a radiator.

Separate utility with tiled flooring, a door to the rear garden, modern base units with Quartz worktop, inset stainless steel sink unit with mixer tap over and drainer, space and plumbing for a washing machine and tumble dryer, a useful storage cupboard and a door through to the boot room.

Boot room with tiled flooring, door to the front, Worcester Bosch central heating boiler and door to the double garage.

First floor landing with an aspect over the front, an airing cupboard housing the hot water cylinder, additional shelved storage cupboard and a hatch to roof space.

Bedroom one is a generous sized room enjoying a lovely outlook over the landscaped garden, recessed ceiling spotlights, a wall of built-in shaker style wardrobes and door leading to the en-suite shower room.

The en-suite shower room has tiled flooring, fully tiled walls and a modern suite comprising a corner shower cubicle with Hansgrohe thermostatically controlled shower attachments and glass shower screen, a WC with hidden cistern, a wash hand basin with mixer tap over and storage beneath, chrome ladder style heated towel rail, A Velux window, recessed ceiling spotlights and an extractor fan.

Bedroom two enjoys an outlook to the front of the property with recessed ceiling spotlights, a built-in triple wardrobe, chest of drawers and door leading through to en-suite shower room with fully tiled walls, tiled flooring and suite comprising a WC, a wash hand basin with mixer tap over and storage beneath, a corner shower cubicle with glass shower door and thermostatically controlled shower attachments, a chrome ladder style heated towel, a Velux window, recessed ceiling spotlights and an extractor fan.

Bedrooms three and four are both generous double bedrooms with bedroom three benefiting from a large wardrobe and an outlook to the rear and bedroom four facing to the front.

Family bathroom with fully tiled flooring and walls and suite comprising a WC with hidden cistern, a wash hand basin with mixer tap over, a built-in vanity unit, a UPVC double glazed window, recessed ceiling spotlights, an extractor fan, a panel bath with mixer tap over and handheld shower attachments and a chrome ladder style heated towel rail.





## *Gardens & Grounds*

The entrance to the property is gated and leads through to the block paved driveway providing parking for multiple vehicles, a timber gate provides access to the rear and double garage. There is well stocked and colourful flower and borders surrounding the rest of the front garden.

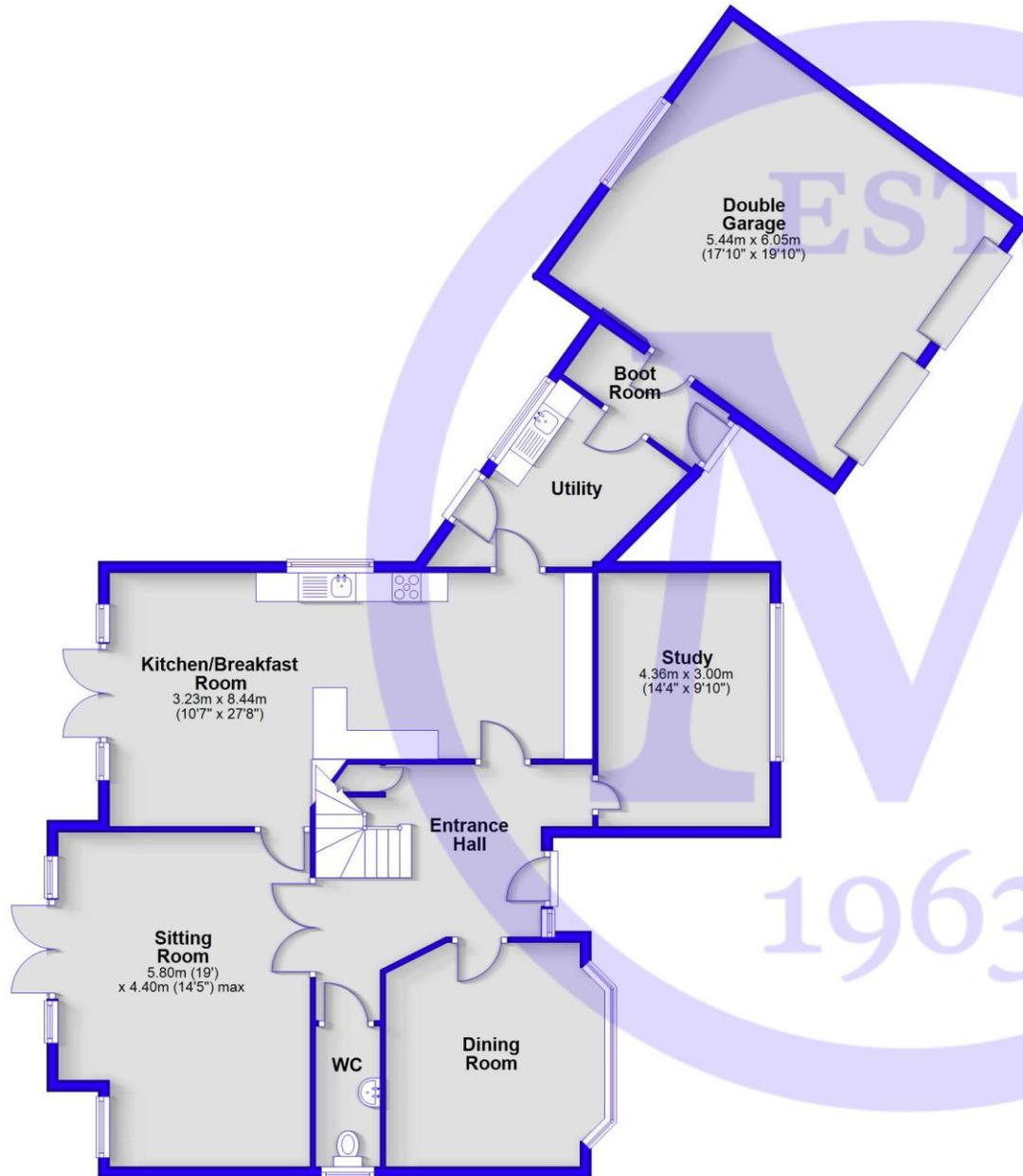
The double garage has a pitched roof, two electrically operated doors, electric meter and electrical consume unit, power, light and a UPVC double glazed window to the rear.

The rear garden has been beautifully landscaped and enjoys the sun throughout the day with plant beds filled with colourful plants and shrubs, mature oak trees providing areas of shade, a large Indian sandstone patio adjoining the sitting room and kitchen/breakfast room making an ideal area for outside entertaining, a pond with water feature, a large garden shed, a greenhouse, and a useful compost area.

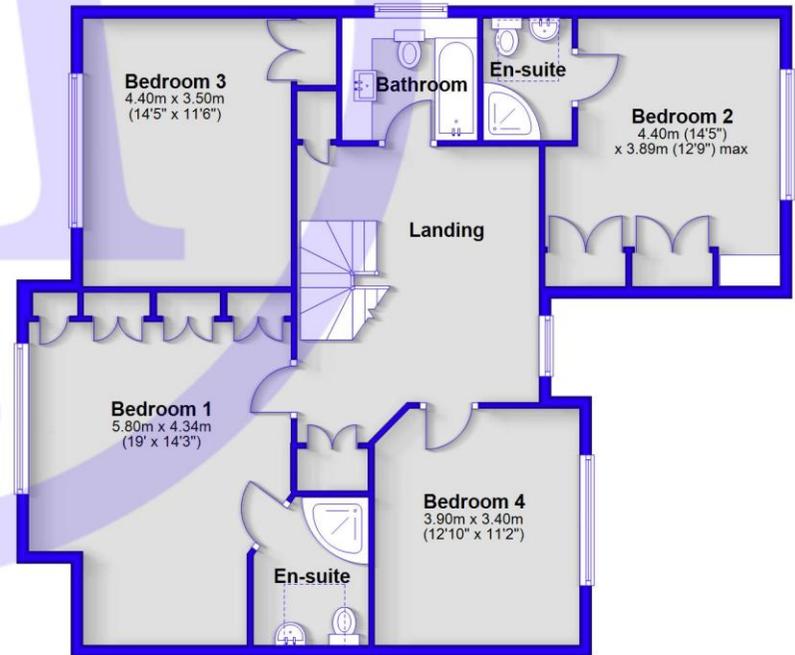
## *Services*

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

**Ground Floor**  
Approx. 147.3 sq. metres (1585.3 sq. feet)



**First Floor**  
Approx. 102.0 sq. metres (1098.4 sq. feet)



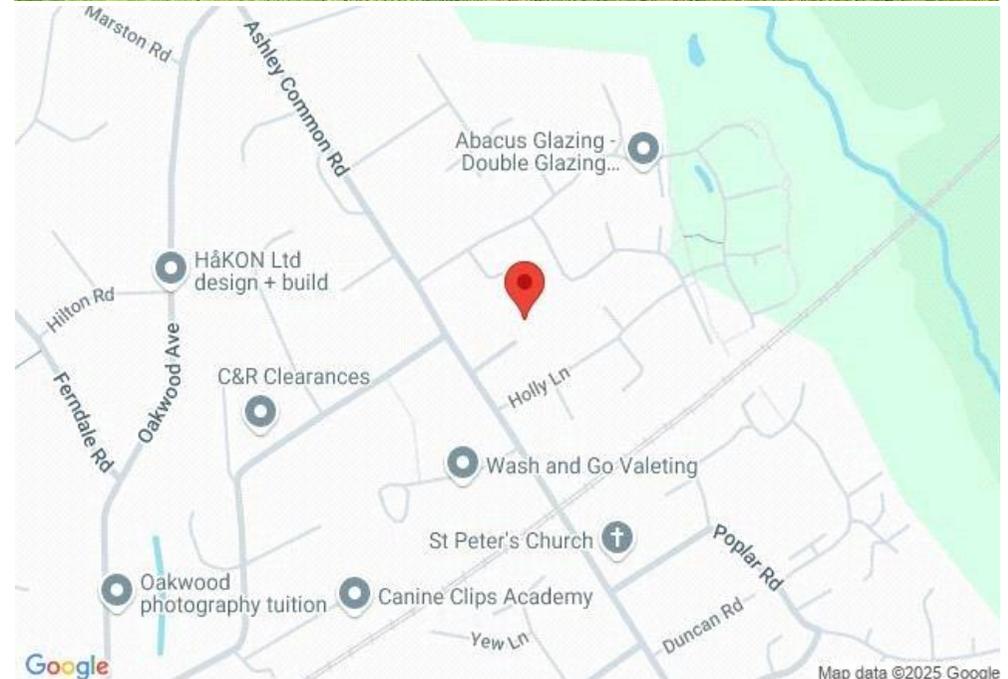
Total area: approx. 249.3 sq. metres (2683.7 sq. feet)

## 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 turn left at the traffic lights onto Station Road. Continue for approximately half a mile over the railway bridge and take the next right onto Manor Road. At the end of the road turn right onto Ashley Common Road where Hermitage Cose will be found shortly after on the left-hand side.





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