



*10 Pennywell Gardens, Ashley, BH25 5YB*

£189,950

**Mitchells**  
1963 — TODAY



*10 Pennywell Gardens  
Ashley  
New Milton  
Hampshire  
BH25 5YB*

A modern two double bedroom, self contained first floor apartment situated on a popular residential development built by locally based developers, Colten Homes. The property is situated in a convenient position, within easy reach of local shops and schools, and other features include a modern shower room, a good sized sitting room, a private entrance, well maintained communal gardens, and bright and airy accommodation throughout.

- Ground Floor Entrance Door
- Landing
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Communal Grounds
- Communal Parking



## The Property

Ground floor front door with a useful storage cupboard and stairs leading to the first floor landing.

Good sized sitting/dining room with a lovely open outlook.

Kitchen fitted with a range of white wall and base units, contrasting timber-effect worktops, an inset one and a half bowl sink unit with a mixer tap over, space for a cooker, tall fridge/freezer, and washing machine, timber effect flooring, a pleasant outlook, and part tiled walls.

Inner hall with trap to the private loft space and an airing cupboard housing the water cylinder.

Two double bedrooms, one with a built in double wardrobe.

Shower room fitted with a modern white suite comprising a large shower cubicle with a glass screen and Mira thermostatically controlled shower, wash basin, WC, and chrome ladder style heated towel rail.

UPVC double glazing and electric central heating.





## *Gardens & Grounds*

The property sits within well maintained communal gardens and grounds, the upkeep of which is covered by the annual maintenance charge.

Ample casual parking areas are available.

## *Services*

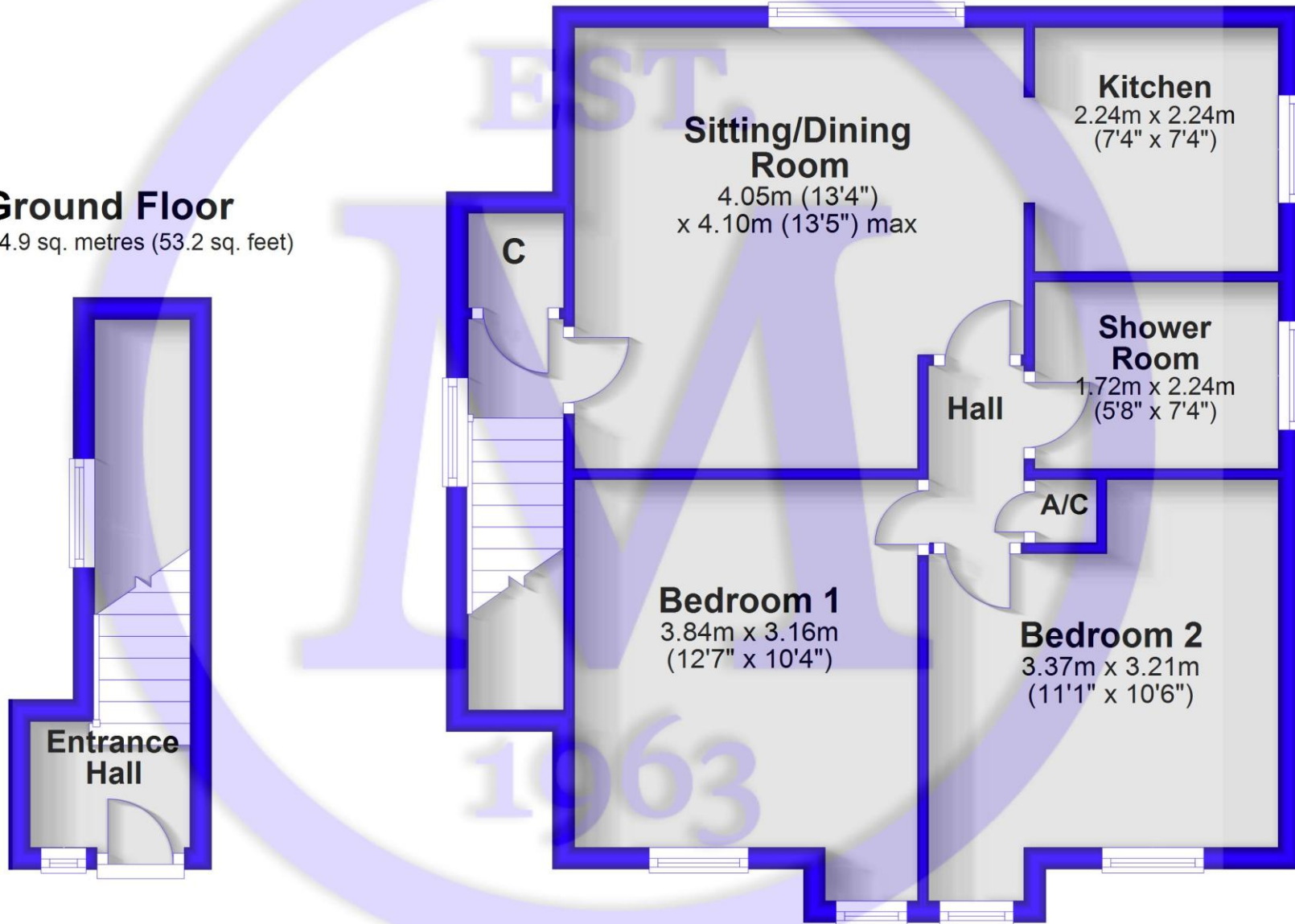
- Mains gas, electric, drainage and water
- Council Tax Band B
- Energy Performance Rating D

## First Floor

Approx. 53.9 sq. metres (580.5 sq. feet)

## Ground Floor

Approx. 4.9 sq. metres (53.2 sq. feet)



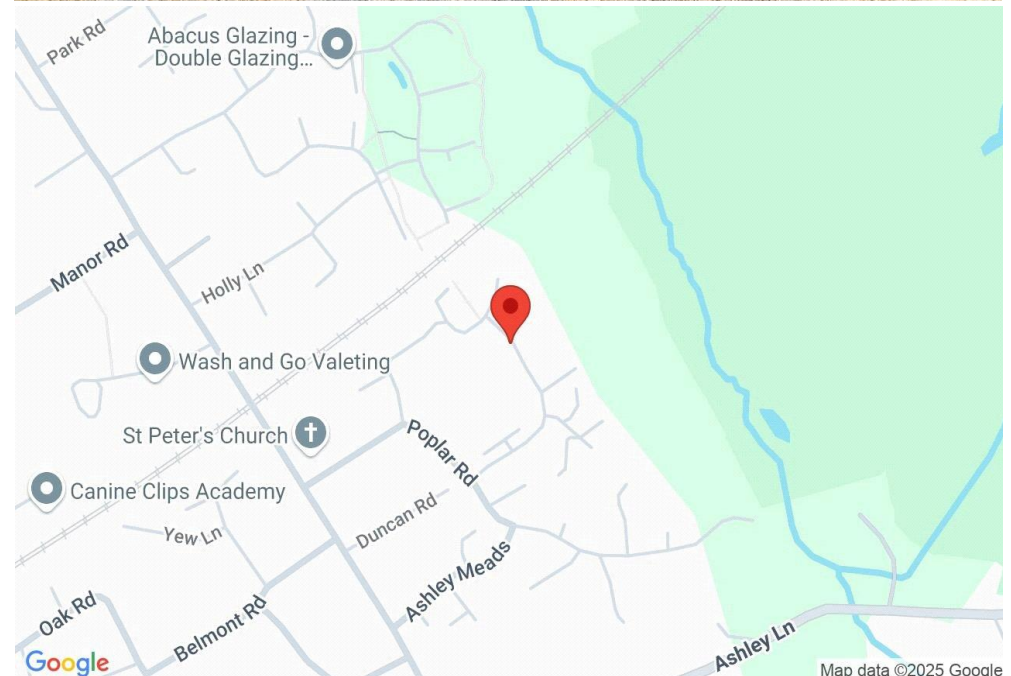
Total area: approx. 58.9 sq. metres (633.6 sq. feet)

## 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 lights, and upon reaching the traffic lights in the centre of Ashley, turn left into Ashley Common Road. At the junction, continue straight ahead and take the first right into Poplar Road. Bear left into Ashlet Gardens and follow the road round into Pennywell Gardens, where the property will be found on the right hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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