



*32 Litchford Road, Ashley, BH25 5BQ*

*£370,000*

**Mitchells**  
1963 — TODAY







*32 Litchford Road  
Ashley  
New Milton  
Hampshire  
BH25 5BQ*

A beautifully presented three bedroom semi-detached house situated in a quiet residential location within walking distance of New Milton town centre and local amenities. The property has been well cared for by the current owners and features include three double bedrooms, a separate kitchen, a sitting/dining room, a landscaped rear garden, a large driveway and a garage.

- Entrance Porch
- Sitting/Dining Room
- Kitchen
- Three Double Bedrooms
- Family Bathroom
- Separate WC
- Landscaped Rear Garden
- Large Driveway
- Garage





## The Property

Entrance porch with UPVC double glazed windows and front door.

Sitting/dining room with a pleasant double aspect, a door leading to the stairs and a feature fireplace with gas fire, a brick surround and an oak beam mantle.

Kitchen with tile effect flooring, solid wood wall and base units with a contrasting marble effect worktop, wall mounted Worcester Bosch gas fired central heating boiler, four burner gas hob with extractor fan over and electric undercounter oven, space and plumbing for a dishwasher, washing machine and tall stand up fridge/freezer and a UPVC double glazed door gives access to the rear garden.

First floor landing with hatch to roof space and cupboard housing the hot water tank.

Bedroom one is a generous size with a built-in double wardrobe and enjoying a pleasant outlook to the rear.

Bedroom two and three are both to the front with elevated views over New Milton towards the water tower and bedroom two also benefits from built-in wardrobes.

Family bathroom with wood effect flooring, fully tiled walls, a UPVC double glazed window and suite comprising a panel bath, Triton independent electric shower with handheld shower attachments, pedestal wash hand basin, chrome ladder style heater towel and a mirror fronted medicine cabinet.

Separate WC with wood effect flooring and a UPVC double glazed window.







## *Gardens & Grounds*

To the front of the property is a tarmac driveway which provides off road parking for up to three vehicles and leads to the garage which has an up and over door, power and light, and there is an area of lawn with mature shrubs, beautiful flowers and hedging along the side boundary.

The garden has been beautifully landscaped with a generous area of block paved patio adjoining the rear of the property, colourful flowers along the borders, an area of lawn, mature hedging to the side, a pedestrian gate giving access to the side and to the rear of the garden is a timber garden shed and greenhouse.

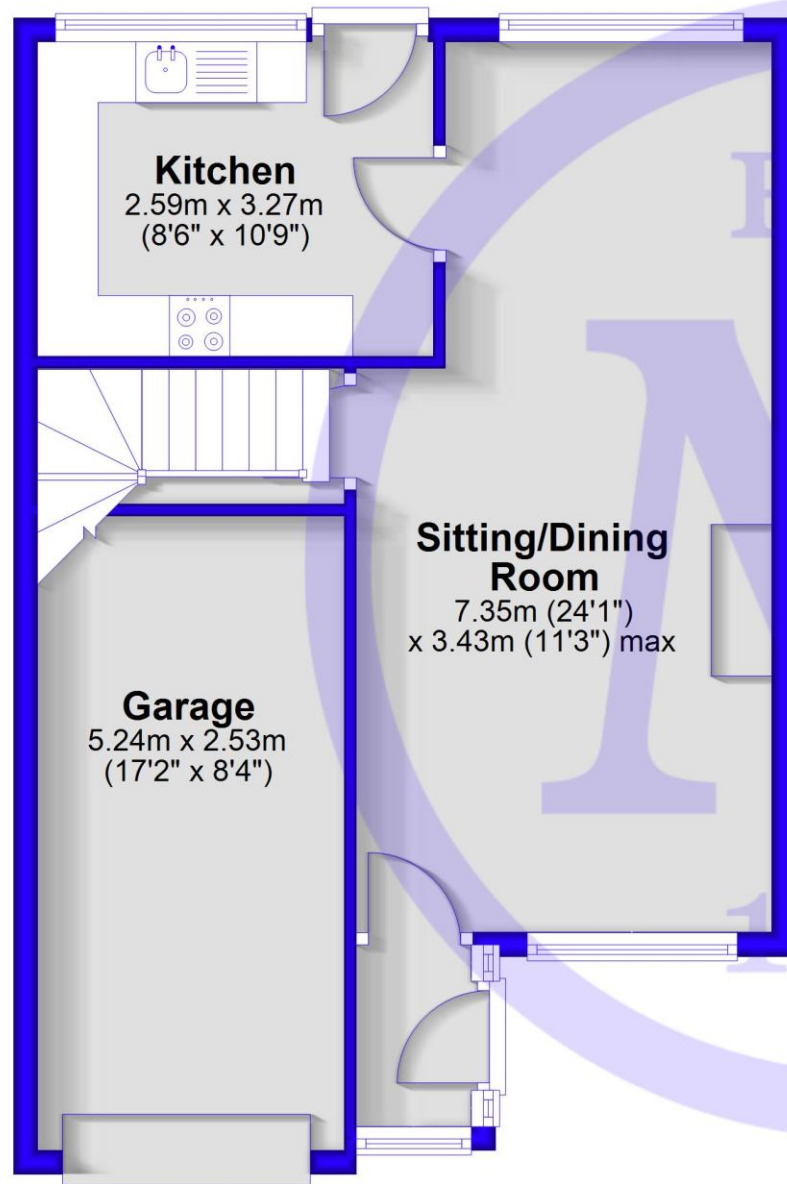


## *Services*

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

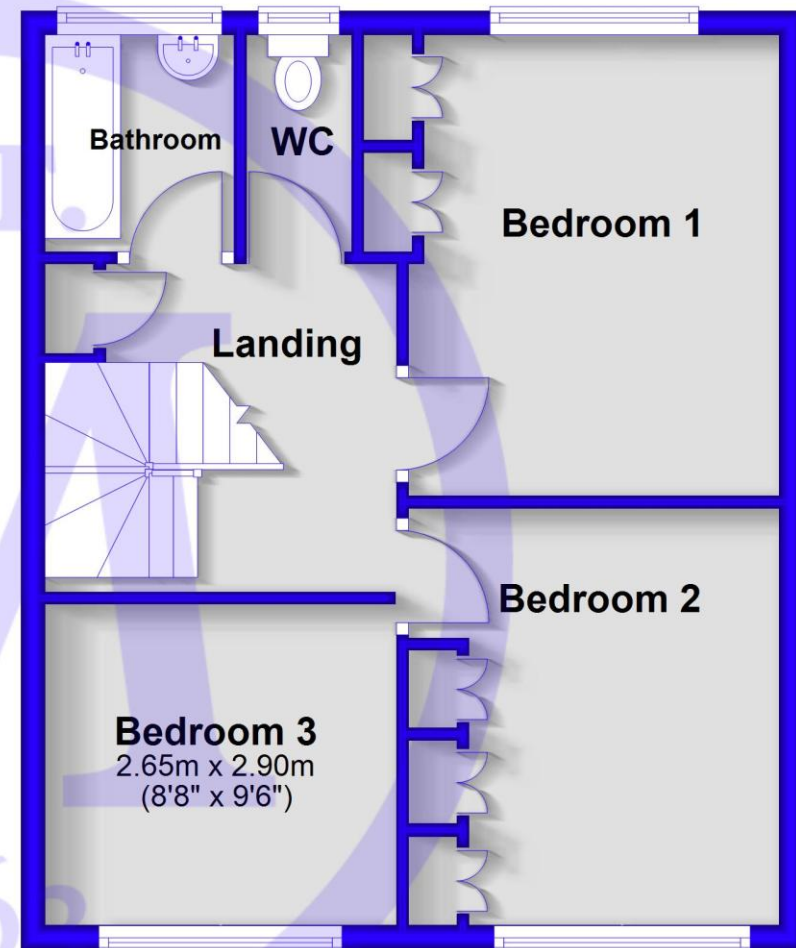
## Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 95.8 sq. metres (1030.9 sq. feet)

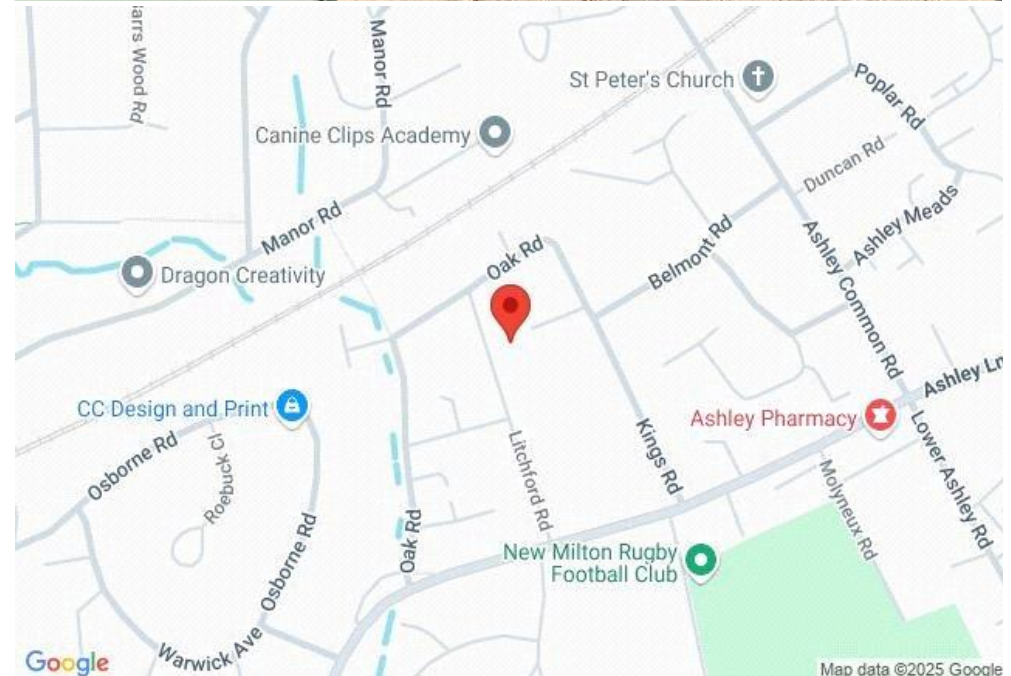


## *Situation*

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 straight over the traffic lights onto Ashley Road and at the next traffic lights continue on Ashley Road. After approximately one mile turn left onto Litchford Road where the property we found on the right hand side.







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